

SAN FRANCISCO PUBLIC LIBRARY



3 1223 04632 3391

5th CLOSED
STACKS



San Francisco Public Library

GOVERNMENT INFORMATION CENTER
SAN FRANCISCO PUBLIC LIBRARY

REFERENCE BOOK

Not to be taken from the Library

RECEIVED
DEC 23 2002
FBI
WASHINGTON, D.C.



Digitized by the Internet Archive
in 2012 with funding from
California State Library Califa/LSTA Grant

<http://archive.org/details/76summaryofregular1993san>

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

(DRAFT) SUMMARY

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY
JANUARY 7, 1993
ROOM 282, CITY HALL
2:00 P.M.

DOCUMENTS DEPT

JAN 11 1993

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Elzy~~ Boldridge, Levine, Lowenberg,
~~Nothenberg~~ Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:05
2:00 P.M.

A. ITEMS TO BE CONTINUED

- ITEMS 1 - 3
VERT
CONTINUED
AS SHOWN
(6-0)*
1. 92.002CE (RUBIN)
2555 MISSION STREET, THE CINE LATINO. Appeal of Preliminary Negative Declaration, Assessor's Block 3615, Lot 23; east side of Mission between 21st and 22nd Streets. Proposed demolition of Cine Latino Theater building, and construction of a two-story, 14,750 sq. ft. commercial building with 25 space basement level parking garage. (Proposed for Continuance to January 28, 1993)
2. 91.497D (COLEMAN)
1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Proposed for Continuance to February 4, 1993)
- SENT:
BOLDRIDGE
COMMISSIONER
WINE REQUESTED
REASON FOR
CONTINUANCES
IN FUTURE
CALENDARS.*

JANUARY 7, 1993

3. 92.662D (COLEMAN)
 2988 PACIFIC AVENUE, northside between Baker and Broderick Streets
 Lot 10 in Assessor's Block 963 -- Request for Discretionary Review of
 Building Permit Application No. 92158225 to build a three story addition to
 the rear and to merge a dwelling unit in an RH-1(House One-Family)
 District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Proposed for Continuance to February 4, 1993)

B. PUBLIC COMMENT

- ① JOHN BARBEY
 M: ADD PUBLIC
 COMMENT
 CATEGORY AT
 5 p.m.
 ② MARGARET
 SIGIEL
 M: EXPAND
 USE OF NE
 DISTRICT
 CHART
- At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **It is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

LEVINE: EXECUTIVE SESSION FOR DIRECTOR REVIEW - 2/4/93
 EXECUTIVE SESSION FOR COM. SECRETARY REVIEW - 2/11/93.
 FUNG: FIXED TIME FOR HEARING START
 LOWENBERG: OSGOOD PLACE

D. DIRECTOR'S REPORT

- ITEMS
 4-6,
 NO OPPOSITION
 NO D. R.
 (7-0)
4. TIER III (COLEMAN)
 1809 SILLIMAN STREET, southside, Lot 32 in Assessor's Block 5943 --
 Informational presentation of Building Permit Application No. 9210544 to
 construct a vertical addition and an extension to the rear. This project is
 being brought to the Commission's attention pursuant to Planning
 Commission Resolution No. 12044.
5. TIER III (COLEMAN)
 1419 CHURCH STREET, westside, Lot 48 in Assessor's Block 6566 --
 Informational presentation of Building Permit Application No. 9217160 to
 construct an 8' by 10' one story addition to the rear of the north side of
 the building and 3' by 6' deck at the rear of the south side of the building.
 This project is being brought to the Commission's attention pursuant to
 Planning Commission Resolution No. 12044.
6. TIER III (BLAUVELT)
 435 - 31ST AVENUE, between Clement Street and Geary Boulevard, Lot
 7 in Assessor's Block 1463 -- Informational presentation of Building

Item 6 continued

Permit Application No. 9113055 to construct a front addition to, and to remodel the interior of, the existing two-family dwelling. The proposal includes a garage door greater than 12 feet in width. The project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(KENDALL)

PRESIDIO PLAN BRIEFING: INFRASTRUCTURE, NATURAL RESOURCES,

Briefing by Presidio Planning Coordinator Alison Kendall on Presidio planning issues related to infrastructure and public health and safety.

This is the first of a series of three briefings in preparation for the Commission's review of the Draft General Management Plan Amendment and Environmental Impact Statement for the Presidio, scheduled to be released by the National Park Service in Spring 1993. On February 4th, the Commission will be briefed on building reuse and transportation and on March 4, management and socio-economic impacts will be discussed.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 92.513C

(ANDRADE)

2164 MISSION STREET, west side between Sycamore and 18th Streets;

Lot 21 in Assessor's Block 3576 -- Request for a Conditional Use

Authorization to establish a self-service restaurant serving pizza on a take-out basis and delivering pizza to phone-in customers.

NOTE: ON DECEMBER 17, 1992 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 4-0.

COMMISSIONERS BOLDRIDGE, SMITH AND LOWENBERG WERE ABSENT.

ABSENT COMMISSIONERS STATED THEY HAD REVIEWED HEARING TAPES & CASE MATERIAL.

F. NOTICE OF INTENT TO RESCIND VOTE - PUBLIC HEARING CLOSED

9. 92.472C

(BERGDOLL)

1653 LOMBARD STREET, south side between Gough and Octavia

Streets; Lot 16 in Assessor's Block 505 -- Request for Conditional Use

Authorization for a reduction in the residential off-street parking requirements for a two-unit building within an NC-3 Neighborhood Commercial District.

NOTE: ON DECEMBER 17, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING. COMMISSIONER LEVINE

MOVED TO ADOPT THE STAFF RECOMMENDATION FOR DISAPPROVAL. THE MOTION WAS SECONDED BY COMMISSIONER PROWLER AND CARRIED BY A

TIE VOTE OF 2-2 WITH COMMISSIONERS FUNG AND UNOBSKEY VOTING AGAINST IT. COMMISSIONERS BOLDRIDGE, LOWENBERG AND SMITH WERE

ABSENT. COMMISSIONER PROWLER HAS INDICATED HIS INTENT TO RESCIND HIS VOTE UNDER ROBERT'S RULES OF ORDER, THEREBY

ENABLING THE FULL COMMISSION TO TAKE ACTION UPON REVIEW OF HEARING TAPES AND CASE MATERIAL BY ABSENT COMMISSIONERS.

4:00 P.M.

G. REGULAR CALENDAR

10. 91.214E, 91.215E, 91.327E, 91.328E (DEUTSCH)

Residential Conservation Controls (RCC) and Demolition and Extensive Alteration Controls -- Appeal of a Preliminary Negative Declaration on four proposed ordinances -- the Residential Conservation Controls proposed on an interim basis and the Demolition and Extensive Alteration Controls proposed as permanent controls, all proposed in 1991 and included in case numbers 91.287T and 288T.

(Continued from Regular Meeting of December 3, 1992)

The Negative Declaration case for the Residential Conservation Controls, case numbers 91.214E, 215E, 327E and 328E is being CLOSED without finalization. A new environmental evaluation will be prepared for the new proposal. This new environmental document will be circulated for public review and comment when it is complete; if any reader at that time disagrees with the staff determination made in that document, a new appeal may be filed within the established time frame.

11. 92.328E (GITELMAN)

AMNESTY PROGRAM FOR ILLEGAL DWELLING UNITS, APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project is an ordinance that would amend sections of the City Planning Code, the Housing Code, the Building Code, and Article 37 of the Administrative Code, (the Residential Rent Stabilization and Arbitration Ordinance), in order to establish a 24-month amnesty program for illegal dwelling units. Under the proposed program, property owners in certain zoning districts would be permitted to retain one illegal dwelling unit which is within the district's density limit, or to retain one above the density limit, as long as the unit was constructed prior to January 1, 1992, and certain other conditions are met.

(Continued from Regular Meeting of December 17, 1992)

12. 92.328T (MONTANA)

ILLEGAL UNIT AMNESTY - TEXT CHANGES, The Negative Declaration case or the Residential Conservation Controls, case numbers 91.214E, 215E, 327E and 328E is being CLOSED without finalization. A new environmental evaluation will be prepared for the new proposal. This new environmental document will be circulated for public review and comment when it is complete; if any reader at that time disagrees with the staff determination made in that document a new appeal may be filed within the established time frame.

NO
ACTION
REQUIRED

HEARING
HEAD. PUBLIC
HEARING CLOSED
CONTINUED TO
1-28-93
(7-0)

BECAUSE OF
INCORRECT
LANGUAGE
NOTED ON THIS
CALENDAR, THIS
ITEM WAS
CONTINUED TO
1-28-93
WITHOUT HEARING
(7-0)

13. 92.258Z (SCOTT)
 WITHOUT HEARING, 66 CERES STREET, west side between Williams and Thomson Avenues,
 CONTINUED TO Lot 10 and 11 in Assessor's Block 5409 - Request for reclassification from
 2-25-93 an RH-1 (House, One-Family) District to RH-2 (House, Two-Family)
 (7-0) District.
 (Continued from Regular Meeting of November 12, 1992)

APPROVED W/ 14. 92.543CV (MILLER)
 CONDITIONS AS 446 RANDOLPH STREET, north side between Arch and Ramsell Streets,
 MODIFIED (6-0) Lot 24 and a portion of lot 18 in Assessor's Block 7087 -- Request for
 PRESENT: BOLDRIDGE authorization of CONDITIONAL USE to enlarge an existing COMMUNITY
 MOTION #: 13444 FACILITY (OMI-Pilgrim Community Center) also requiring a Variance of
 the REAR YARD & OFF-STREET PARKING requirements of the City
 Planning Code, in an RH-2 (House, Two-Family) District and a 40-X
 Height and Bulk District. As the Commission considers the request for
 conditional use, the Zoning Administrator will consider the variance
 requirements.
 ZONING ADMINISTRATOR
 CLOSED PUBLIC HEARING
 TOOK THE MATTER
 UNDER ADVISEMENT.

15a. 92.576CV (GREEN)
 APPROVED WITH 5226 MISSION STREET, west side between Mount Vernon and Niagara
 CONDITIONS Avenues; Lot 2B in Assessor's Block 7031 -- Request for Conditional Use
 (5-0) Authorization to eliminate required off-street parking for two new upper
 PRESENT: BOLDRIDGE floor dwelling units located within an NC-2 (Small Scale) Neighborhood
 MOTION #: 13445 Commercial District.

15b. 92.576V (GREEN)
 ZONING 5226 MISSION STREET, west side between Mount Vernon and Niagara
 ADMINISTRATOR Avenues; Lot 2B in Assessor's Block 7031 in an NC-2 (Small Scale)
 CLOSED THE Neighborhood Commercial District.
 PUBLIC HEARING
 TOOK THE
 MATTER UNDER
 ADVISEMENT.
 The proposal is to convert two upper floor offices (one on each floor)
 above on existing bedroom dwelling units. The Planning Code requires
 an open and unobstructed rear yard equal to 25 percent of the average
 lot depth at the second story and at each succeeding story of the building.
 The required rear yard equals approximately 21 feet 4 inch at the second
 story and above. The rear yard provided is approximately 13 feet at
 grade and above.

16. 92.634C (HING)
 APPROVED 1523 SLOAT BOULEVARD (LAKESHORE PLAZA SHOPPING CENTER),
 CONDITIONS south side between Everglade and Clearfield Drives; Lot 3 in Assessor's
 MODIFIED Block 7255 -- Request for Conditional Use authorization to amend a
 (5-0) previously authorized Planned Unit Development (PUD) by modifying the
 PRESENT: BOLDRIDGE number of eating establishments allowed for the Lakeshore Plaza
 MOTION #: 13446 Shopping Center located in an NC-S (Neighborhood Commercial
 PREWLER Shopping Center) District and also within the Lakeshore Plaza Special
 Use District.

APPROVED 17. 92.619C (HING)
 W/ CONDITIONS
 AS MODIFIED
 (5-0)
 ADSENT: BALDRIDGE & PROWLER
 MOTION #: 13447
 2075 CHESTNUT STREET, south side between Fillmore and Steiner
 Streets; Lot 24 in Assessor's Block 491 -- Request for Conditional Use
 Authorization to add seating in an outdoor activity area to the rear of an
 existing Large Fast Food Bakery in an NC-2 (Small Scale) Neighborhood
 Commercial District.

6:30 - 7:30 P.M. DINNER BREAK

ITEMS 18. 92.287ET (HORTON)
 18 & 19,
 WITHOUT
 HEARING,
 CONTINUED TO
 1-21-93 (5-0)
 ADSENT: BALDRIDGE & PROWLER
 RESIDENTIAL CONSERVATION CONTROLS PRESENTATION OF
 THE (RCC-D) revised Residential Conservation Controls as interim
 controls for a period not to exceed 6 months. Copies of the proposed
 revised RCC ordinance are available for sale at the Department.
 (Continued from Regular Meeting of November 5, 1992)

19. 92.288ET (HORTON)
 RESIDENTIAL CONSERVATION CONTROLS (RCC-D), Presentation of
 the revised Residential Conservation Controls as permanent controls.
 Copies of the revised proposed RCC ordinance are available for sale at
 the Department.
 (Continued from Regular Meeting of November 5, 1992)

8:34
~~8:00~~ P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 8:00 P.M. THE CITY PLANNING
 COMMISSION WILL CONVENE INTO A SPECIAL
 DISCRETIONARY REVIEW HEARING. PROCEDURES
 GOVERNING SPECIAL DISCRETIONARY REVIEW
 HEARINGS WILL BE IN EFFECT. THOSE CASES THAT
 ARE SCHEDULED ON THIS CALENDAR PRIOR TO 8:00
 P.M. BUT HAVE NOT BEEN CALLED OR HEARD BY 8:00
 P.M. COULD BE CONTINUED TO A LATER TIME OR DATE
 AS DETERMINED BY THE COMMISSION.

ITEMS 20. 91.496D* PUBLIC HEARING CLOSED (COLEMAN)
 20 & 21,
 THE ZONING
 ADMINISTRATOR
 DETERMINED
 THE PROJECT
 PROPOSAL DOES
 NOT MEET PROP. M
 & HAS DENIED
 THE PROPOSAL.
 3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot
 70 in Assessor's Block 3601 -- Request for Discretionary Review of
 Building Permit Application No. 9012306S to construct a two unit 5 story
 over garage structure in an RH-2 (House, Two-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing

21. 91.522D* PUBLIC HEARING CLOSED (COLEMAN)

3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

*NOTE: THESE TWO CASES WILL BE HEARD TOGETHER

NOTE: ON DECEMBER 10, 1992, AFTER RECEIVING PUBLIC TESTIMONY THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JANUARY 7, 1993 BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, LOWENBERG, AND PROWLER WERE ABSENT.

22. 92.670D (COLEMAN)

1418 - 14TH AVENUE, south side between 13th Avenue, Judah and Kirkham Avenues Lot 36 in Assessor's Block 1840 -- Request for Discretionary Review of Building Permit Application 9214802 to construct a horizontal extension to the rear in an RH-2 (House Two-Family) District

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

23. 92.686D (COLEMAN)

863 ELIZABETH STREET, south side between Hoffman Avenue and Douglass Street Lot 21 in Assessor's Block 2829 -- Request for Discretionary Review of Building Permit Application No. 9213183 for the construction of a horizontal Extension to the rear in RH-2 (House Two-Family) District.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

Adjournment - 9:50 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 5 Fulton, 47 Van Ness, 49 Mission and 42 Downtown Loop. For information about MUNI accessible services call (415)923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

CPC:010793

JAN 20 1993

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY
JANUARY 14, 1993
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Fung, ~~Elzey~~/Boldridge, Levine, Lowenberg,
~~Notenborg~~/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:40
~~1:30 P.M.~~

A. ITEMS TO BE CONTINUED

1. 90.109EXC

(BADINER)

*ITEMS
1 & 2
CONTINUED
AS
SHOWN
(7-0)*

72-82 NATOMA STREET, north side between First and Second Streets running through to Minna Street, Lots 45A, 46, 53 and 54 in Assessor's Block 3721 -- Request for Determinations of Compliance and Exceptions under Section 309 (Permit Review in C-3 (Downtown) Districts) and Request for Conditional Use Authorization to construct a 48 story residential building with parking and retail uses, in the C-3-0 (Downtown Commercial, Office) District and 500-S and 550-S Height and Bulk Districts. The proposed project is an approximately 48 story, 475 foot tall tower containing approximately 509 residential units, 509 parking spaces and 10,000 square feet of retail space and is requesting Conditional Use Authorization, including authorization for increased residential density and parking in excess of that permitted as an accessory use and exceptions under Section 309, including exceptions to the side setback, rear yard requirements, dwelling unit exposure, independently accessible parking requirements and truck maneuvering requirements.

Item 90.109EXC continued

The project which was previously advertised has been modified to increase the parking from 406 parking spaces to 509 parking spaces and to request an exception under Section 309 to the independently accessible parking requirement.

NOTE: ON DECEMBER 17, 1992, AFTER RECEIVING TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JANUARY 14, 1993.

COMMISSIONERS LOWENBERG AND SMITH WERE ABSENT
(Proposed for Continuance to January 28, 1993)

2. 92.458C

(GREEN)

4050 - 19TH AVENUE, north side between Monticello and Byxbee Streets; Lot 10 in Assessor's Block 7083 -- Request for Conditional Use Authorization to amend a previous authorization as set forth in City Planning Commission Motion No. 13098 for an existing self-storage facility in an NC-1 (Neighborhood Commercial Cluster) District.
(Proposed for Continuance to January 28, 1993).

B. PUBLIC COMMENT

① EMPEROR
ARCADIA
AL: SAVE TREES;
SKY GARDENS
ON BLDG. TOPS

② MARGARET SIGHES
AL: MANDATORY
DESIGN REVIEW
IN NEIGHBORHOODS
BURNIE CHEDAK
AL: FUNDING CIVIC
CENTER MASTER
PLAN.

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

PROWLER: *PACIFIC MED CENTER EXPANSION PLAN; NEIGHBORHOOD COMMERCIAL PROCEDURES*
LEVINE: *- BARTON MEMO ON PRESIDIO; RESIDENCE ELEMENT; COMMISSION ON THE ENVIRONMENT*
UNOSKEY: *BACKLOG IN CONDITIONAL USES; DISCRETIONARY REVIEW PROCESS*
FUNG: *CALENDAR PUBLIC HEARING ON D.R. PRIOR TO FINAL ACTION ON RCP'S.*

D. DIRECTOR'S REPORT

3. WORKSHOP ON DEPARTMENT BUDGET AND WORK PROGRAM

PRESENTATION COMPLETE.

NO ACTION REQUIRED.

4:00 P.M.E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

4. 92.472C (BERGDOLL)

1653 LOMBARD STREET, south side between Gough and Octavia Streets; Lot 16 in Assessor's Block 505 -- Request for Conditional Use Authorization for a reduction in the residential off-street parking requirements for a two-unit building within an NC-3 Neighborhood Commercial District.

NOTE: ON DECEMBER 17, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING. COMMISSIONER LEVINE MOVED TO ADOPT THE STAFF RECOMMENDATION FOR DISAPPROVAL. THE MOTION WAS SECONDED BY COMMISSIONER PROWLER AND CARRIED BY A TIE VOTE OF 2-2 WITH COMMISSIONERS FUNG AND UNOBSKEY VOTING AGAINST IT. COMMISSIONERS BOLDRIDGE, LOWENBERG AND SMITH WERE ABSENT. COMMISSIONER PROWLER HAS INDICATED HIS INTENT TO RESCIND HIS VOTE UNDER ROBERT'S RULES OF ORDER, THEREBY ENABLING THE FULL COMMISSION TO TAKE ACTION UPON REVIEW OF HEARING TAPES AND CASE MATERIAL BY ABSENT COMMISSIONERS.

ON JANUARY 7, 1993, COMMISSIONER PROWLER RESCINDED HIS VOTE OF 12-17-92 FOR PROJECT DISAPPROVAL. COMMISSIONER LEVINE WITHDREW HER MOTION. COMMISSIONERS BOLDRIDGE, LOWENBERG AND SMITH STATED THEY HAD RECEIVED AND REVIEWED THE HEARING TAPES AND CASE MATERIAL FROM 12-17-92 AND WERE PREPARED TO VOTE. THE COMMISSION THEN PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 7-0.

F. REGULAR CALENDAR

5. 92.495C (HING)

1653 HAIGHT STREET, corner of Haight and Belvedere Streets; Lot 1 in Assessor's Block 1247 -- Request for Conditional Use Authorization to install an automatic teller machine (ATM) with less than the required three (3) feet setback (pursuant to Planning Code Section 719.26 and 145.2) in an existing bank in the Haight Street Neighborhood Commercial District. The proposal is to install a second walk-up automatic teller machine along the Belvedere Street frontage and to replace the existing teller machine with a handicap accessible unit.

NOTE: ON DECEMBER 17, 1992, A THREE MEMBER COMMITTEE OF THE CITY PLANNING COMMISSION HEARD THIS MATTER, CLOSED

APPROVED
WITH
CONDITIONS
AS
MODIFIED

(7-0)

MOTION #:
13448

APPROVED
WITH
CONDITIONS
(5-0)

EXCUSED: FUNG
BOLDRIDGE

MOTION #:

13449

Item 92.495C continued

PUBLIC HEARING, AND CONTINUED IT TO JANUARY 14, 1993 FOR CONSIDERATION BY THE FULL COMMISSION. COMMISSIONERS LOWENBERG, BOLDRIDGE AND SMITH WERE ABSENT AND COMMISSIONER FUNG WAS EXCUSED. A TAPE OF THIS HEARING HAS BEEN GIVEN TO ABSENT COMMISSIONERS TO FACILITATE ACTION BY ALL ELIGIBLE COMMISSIONERS.

6.

(MONTANA)

WITHOUT
HEARING,
CONTINUED TO

2-11-93

(7-0)

CITY CENTER PLANNING STUDY, Informational presentation on the work program and schedule for a three phased facilities planning/asset management and comprehensive plan for the Civic Center and Mid-Market, South Van Ness, Hayes Valley and portions of the North of Market area of the City where governmental, judiciary, educational and cultural institutions are proposing major short-term and long-term relocation and expansion.

APPROVED 7.

WITH
CONDITIONS AS
MODIFIED

(7-0)

PLETION #

13450

92.547C

(WONG)

122~~2~~24 9TH AVENUE, east side between Lincoln Way and Irving Streets; Lot 33 in Assessor's Block 1742 -- Pursuant to Section 161(j) of the Planning Code, request for Conditional Use Authorization to eliminate required off-street parking for an existing upper floor dwelling unit within an NC-2 (Small-Scale) Neighborhood Commercial District. The proposal is to eliminate the requirement of one off-street parking space for an existing upper floor dwelling unit previously established without proper building permits. Roof decks are to be added to the south side of the building to comply with usable open space requirements.
(Continued from Regular Meeting of December 17, 1992)

PUBLIC
HEARING CLOSED
AFTER COMMISSION
RECEIVED PUBLIC
TESTIMONY.

8.

(BADINER)

90.378C

2237 MASON STREET, west side between Chestnut and Francisco Streets, Lot 2 in Assessor's Block 51: Request for Conditional Use Authorization under Planning Code Section 722.55 and 790.84 and a Permit to Convert under Administrative Code Section 41 to convert 62 residential hotel units to 62 tourist units in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of November 19, 1992)

CONTINUED TO

1-21-93

(7-0)

JANUARY 14, 1993

8:45 - 6:30 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

- MEETING HELD 9. 92.561D (BERKOWITZ)
 CONTINUED TO 710-12 WISCONSIN STREET, west side between 20th and 22nd Streets,
 2-18-93 Lot 12 in Assessor's Block 4097 - Request for Discretionary Review of
 (5-C) Building Permit Application No. 9209214 for the construction of a three-
 ABSENT: BELDRIDGE story above garage two-unit residential building in an RH-2 (House, Two-
 FRIEDLER Family) district.
 PUBLIC HEARING a) Consideration of Discretionary Review
 REMAINS OPEN. b) Discretionary Review hearing
10. 92.671D (BERKOWITZ)
 WITHOUT HEARING, 386 CONNECTICUT STREET, west side between 18th and 19th Streets,
 CONTINUED TO Lot 14 in Assessor's Block 4035 - Request for Discretionary Review of
 2/4/93 Building Permit Application No. 9210166 for the construction of a three-
 (7-C) story, two-unit residential building in an RH-2 (House, Two-Family) district.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing

Adjournment - 10:45 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CENTRAL EMBARCADERO OPEN SPACE PROJECT

The City Planning Commission and the Recreation and Park Commission will hold a special joint hearing to consider a resolution authorizing the use of up to \$800,000 of the Downtown Open Space Fund for completion of the preliminary design work (design development) for the open space project associated with the Central Embarcadero Roadway project. Staff will also brief the commissions on the conceptual design recommendations developed during Phase I of the Central Embarcadero project.

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY
NOTICE OF MEETING AND CALENDAR

DOCUMENTS DEPT.
JAN 25 1993

SAN FRANCISCO
PUBLIC LIBRARY

**OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY
JANUARY 21, 1993
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Fung, ~~Elzey~~/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, ~~Smith~~, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:00 P.M.

~~1:30 P.M.~~

NOTE: NOTHENBERG SAT IN FOR THIS SESSION

EXECUTIVE SESSION: Performance Evaluation of the Director of Planning

2:00 P.M. *NOTE: PROWLER REPALED NOTHENBERG FOR REMAINDER OF SESSIONS & MEETING.*

EXECUTIVE SESSION: On the advice of the City Attorney's office, the Commission will meet to discuss possible litigation regarding the San Remo Hotel.

2:30 P.M. - EXECUTIVE SESSION: 389 BAY STREET

2:00 P.M. A. ITEMS TO BE CONTINUED

1. 92.597D

(BLAUVELT)

2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 9111383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.

ITEMS

1 & 2

CONTINUED

AS

INDICATED

(5-0)

ABSENT: BOLDRIDGE
SMITH

Item 92.597D continued

- a) Consideration or Discretionary Review
 b) Discretionary Review hearing
 (Proposed for Continuance to February 18, 1993)

- 2a. 92.657CV (BLAUVELT)
126-28 SHOTWHEEL STREET, west side between 15th and 16th Streets;
 Lot 31 in Assessor's Block 3552, in an M-1 (Light Industrial) District --
 Request for authorization of conditional use to permit two additional
 dwelling units (for a total of four units) on the subject property.
- 2b. 92.657CV (BLAUVELT)
126-28 SHOTWELL STREET, west side between 15th and 16th Streets;
 Lot 31 in Assessor's Block 3552, Zoning Administrator's hearing of
 application for Variance from the rear yard requirements of Section 134 of
 the Planning Code, in connection with the project described above. The
 proposed project includes retention of a one-story building, containing a
 garage and one of the two requested dwelling units, at the back of the lot.
 The requested building was built without record of permit in the required
 rear yard. (The Commission does not have jurisdiction over the variance;
 however, the Zoning Administrator will be present and testimony will be
 received on both the Conditional Use and the Variance at this time.)
 (Both a & b are proposed for continuance to February 28, 1993)

B. PUBLIC COMMENT — *NONE*

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. ELECTION OF OFFICERS: In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year.

WITHOUT HEARING,
 CONTINUED TO
 2-4-93
 (5-0)
 ABSENT: BOLDRIDGE
 SMITH

LOWENBERG: M: COFFEE HOUSE VS FAST FOOD
 FUNG: ADMINISTRATIVE PROCEDURES FOR NEIGHBORHOOD COMMERCIAL
 CONTROLS

D. DIRECTOR'S REPORT

- ITEMS 4. TIER III (BLAUVELT)
 4, 6 & 7, 1418 - 14TH AVENUE, between Judah and Kirkham Streets, Lot 36 in
 NO OPPOSITION, Assessor's Block 1840 -- Informational presentation of Building Permit
 NO D.R. Application No. 9214802 to construct a rear horizontal addition to the
 (6-0) existing single-family dwelling. This project is being brought to the
 ABSENT: SMITH Commission's attention pursuant to Planning Commission Resolution No.
 12044.
- ON POSSIBLE 5. TIER III (BLAUVELT)
 LEGAL UNIT BY 767 ATHEN STREET, between France and Italy Avenues, Lot 18 in
 PHONE - CONT. TO Assessor's Block 6338 -- Informational presentation of Building Permit
 OF MEETING. Application No. 9207991 to construct a rear horizontal addition to the
 AFTER FURTHER existing single-family dwelling. This project is being brought to the
 REVIEW, NO Commission's attention pursuant to Planning Commission Resolution No.
 OPPOSITION, NO D.R. 12044.
 (6-0) ABSENT: SMITH
6. TIER III (BLAUVELT)
 242 - 29TH AVENUE, between California and Lake Street, Lot 31 in
 Assessor's Block 1388 -- Informational presentation of Building Permit
 Application No. 9215212 to add a one-story rear (garage) addition to the
 existing single-family dwelling. This project is being brought to the
 Commission's attention pursuant to Planning Commission Resolution No.
 12044.
7. TIER III (BLAUVELT)
 671 HURON STREET, between Naglee and Whipple Avenues, Lot 43A in
 Assessor's Block 7097 -- Informational presentation of Building Permit
 Application No. 9218564 to construct a rear horizontal addition to the
 existing single-family dwelling. This project is being brought to the
 Commission's attention pursuant to Planning Commission Resolution No.
 12044.
- FOR 8 & 9, 8. 92.287ET (HORTON)
 PRESENTATION RESIDENTIAL CONSERVATION CONTROLS, Publication and
 OF PUBLICATION presentation of revised Residential Conservation Control as interim
 COMPLETE. controls for a period not to exceed 6 months. Copies of the proposed
 CONTINUED TO RCC ordinance are expected to be available for sale at the 4th floor
 3-4-93 reception desk of the Department starting January 22, 1993, from 8 to 12
 (6-0) a.m. and 2 to 5 p.m.. Please call 558-6264 for availability and price.
 (Continued from Regular Meeting of November 5, 1992)
9. 92.288ET (HORTON)
 ABSENT: RESIDENTIAL CONSERVATION CONTROLS, Publication and
 SMITH presentation of revised Residential Conservation Controls as permanent

Item 92.288ET continued

controls. For availability of the ordinance, please refer to item above.
(Continued from Regular Meeting of November 5, 1992)

E. REGULAR CALENDAR

APPROVED 10. 90.378C (BADINER)
W/ CONDITIONS
AS MODIFIED. 2237 MASON STREET, west side between Chestnut and Francisco Streets, Lot 2 in
(6-0) Assessor's Block 51: Request for Conditional Use Authorization under Planning
ABSENT: SMITH Code Section 722.55 and 790.84 and a Permit to Convert under Administrative
MOTION #: Code Section 41 to convert 62 residential hotel units to 62 tourist units in the North
13451 Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
HEARING HELD. NOTE: On January 14, 1993, after receiving public testimony, the Commission
NO ACTION TAKEN. closed the public hearing and continued this matter to January 21, 1993.

11. (BLAZEJ/EDELIN)
6:15 4:30 P.M. Public Hearing on Draft Proposed Work Program and Budget for FY 93-94.

12. (MONTANA/HERRERA)
PRESSENTATION Residence Element Implementation Update, Public Hearing on the 1992
PUBLIC HEARING Housing Information Series report and the Residence Element Annual
HELD. Evaluation report which identify housing need and production as well as a
NO ACTION status report on Residence Element policy implementation programs.
REQUIRED. The 1992 Housing Information Series report is available for purchase for
\$4.00 and the 1992 Annual Evaluation Report is available for \$2.00 at the
Department of City Planning; 450 McAllister Street, Fourth Floor
receptionist, between 8:00 AM and 4:00 PM weekdays. No mailings
please.

APPROVED 13. 92.640C (HING)
W/ CONDITIONS
(5-0) 2238 POLK STREET, east side between Vallejo and Green Streets; Lot
ABSENT: SMITH 15 in Assessor's Block 549 -- Request for Conditional Use Authorization
UNDSKEY to establish a Small Self-Service Restaurant (as defined by Section
MOTION #: 790.91 of the Planning Code) within a retail bakery in the Polk Street
13452 Neighborhood Commercial District.

14. 92.620C (NIXON)
APPROVED W/ 1326 GRANT AVENUE, east side between Green and Vallejo Streets, Lot
CONDITIONS 28 in Assessor's Block 132 -- Request for Conditional Use authorization
(6-0) to establish a small self-service restaurant (as defined in City Planning
ABSENT: SMITH Code Section 790.91) in the North Beach NC District.
MOTION #: 13453

15. 92.623C (GREEN)
1383 WEST PORTAL, south side between 14th and 15th Streets; Lot 27 in Assessor's Block 3102 -- Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT (as defined by Section 790.92 of the Planning Code) approximately 1,500 square feet in size and containing seating for up to 24 persons in the West Portal NC District.

16. 92.665C (BLAUVELT)
62 BRUSSELS STREET, west side between Silver Avenue and Silliman Street; Lot 6 in Assessor's Block 5922, in an RH-1 (House, One-Family) District -- Request for authorization of conditional use to permit creation of a lot less than 25 feet in width, containing only a one-family dwelling and having a lot area of not less than 1,500 square feet. The proposal is to split the existing lot, which is 50 feet wide and 120 feet deep, into two lots; the proposed northerly lot is 24 feet wide and 120 feet deep, and the proposed southerly lot is 26 feet wide and contains the existing single-family dwelling.

17a. 92.589CV (BLAUVELT)
567-73 HAYES STREET, south side between Octavia and Laguna Streets and a through lot to Linden Street; Lot 21 in Assessor's Block 818, partly in the Hayes-Gough Neighborhood Commercial District, and partly in an RH-3 (House, Three-Family) District -- Request for authorization of conditional use to permit a professional services office on the ground floor of the existing two-story building.

17b. 92.589CV (BLAUVELT)
567-73 HAYES STREET, south side between Octavia and Laguna Streets and a through lot to Linden Street, Lot 21 in Assessor's Block 818 -- Zoning Administrator's hearing of application for Variance from the rear yard requirements of Section 134 of the Planning Code, in connection with the project described above. The proposed project includes expansion of the existing building into, and construction of parking spaces within, the required rear yard area. (The Commission does not have jurisdiction over the variance; however, the Zoning Administrator will be present and testimony will be received on both the Conditional Use and the Variance at this time.)

7:15

~~7:00~~ P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 7:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

18. 92.645D (COLEMAN)

Vo D.R.
(6-0)
ABSENT:
SMITH

389 BAY STREET, southside between Mason and Powell Streets, Lot 27 in Assessor's Block 41A -- Request for Discretionary Review of Building Permit Application No. 9213942 for construction of viewing booth partition walls and the replacement of toilet grab bars. This project is located in a C-2 zoning district.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

Adjournment — 8:15 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

CENTRAL EMBARCADERO OPEN SPACE PROJECT

The City Planning Commission and the Recreation and Park Commission will hold a special joint hearing February 4, 1993, to consider a resolution authorizing the use of up to \$800,000 of the Downtown Open Space Fund for completion of the preliminary design work (design development) for the open space project associated with the Central Embarcadero Roadway

project. Staff will also brief the commissions on the conceptual design recommendations developed during Phase I of the Central Embarcadero project.

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

C55
#21
1/28/93

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY
NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

DOCUMENTS DEPT.

FEB 2 1993

SAN FRANCISCO
PUBLIC LIBRARY

THURSDAY
JANUARY 28, 1993
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Fung, ~~Eley~~/Baldridge, Levine, Lowenberg,
~~Nothenberg~~/Prowler, Smith, ~~Unobskey~~.

NOTE: The Commission will take a short recess at 3:30 p.m.

CALLED TO ORDER BY V.P. FUNG AT 1:35 p.m.
1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 92.002CE (RUBIN)

ITEMS
1-3
CONTINUED
AS

2555 MISSION STREET, THE CINE LATINO, Appeal of Preliminary Negative Declaration, Assessor's Block 3615, Lot 23; east side of Mission between 21st and 22nd Streets. Proposed demolition of Cine Latino Theater building, and construction of a two-story, 14,750 sq. ft. commercial building with 25 space basement level parking garage. (Proposed for Continuance to February 11, 1993)

INDICATED 2. 91.121A (PAEZ)

(5-0)
ABSENT: SMITH
UNOBSKEY

1051 TAYLOR STREET, GRACE CATHEDRAL CLOSE, The entire block bounded by California, Taylor Jones and Sacramento Streets, Lot 1 in Assessor's Block 246 - An application for a Certificate of Appropriateness for the Grace Cathedral Close Alterations Project. The Grace Cathedral Close, excluding the Cathedral House and the existing surface parking lot, has been designated as City Landmark No. 170. The alteration of landmark features proposed by the project includes: the relocation of a

Item 91.121A continued

130-foot portion of the Crocker Fence, the reconstruction of the existing staircase along Taylor Street, and the construction of an addition to the Cathedral school for boys. The project will also require review for consistency with Section 101.1 of the Code for the demolition of the Cathedral House an architecturally significant building.
(Proposed for Continuance to February 11, 1993)

3. 91.121C (PAEZ)
1051 TAYLOR STREET, GRACE CATHEDRAL CLOSE, the entire block bounded by California, Taylor, Jones, and Sacramento Streets, Lot 1 in Assessor's Block 246 -- Request for authorization of Conditional Use for a Planned Unit Development to permit alteration and expansion of a religious facility (Grace Cathedral) and a private elementary school (Cathedral School for Boys) requiring modification of otherwise-applicable City Planning Code standards for open space, also requiring a Certificate of Appropriateness for the construction and alteration of structures on a landmark site, in an RM-4 (Mixed Residential, High Density) District, the Nob Hill Special Use District and a 65-A Height and Bulk District.
(Proposed for Continuance to February 11, 1993)

B. PUBLIC COMMENT

1. MIKE PAGE
M. BURTON
LETTER ON
PRESIDIO
2. EDITH McMillian
AL: HEARING SCHEDULE
ON REC &
NEG. DEC.
3. TED MANZANO
AL: 1051 TAYLOR ST.
GRACE CATHEDRAL
CLOSE
At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

LOWENBERG: CPC PRESIDENT UNBSKEY IN HOSPITAL - WILL SEND FLOWERS ON BEHALF OF COMMISSION

D. DIRECTOR'S REPORT

- FOR UN-SCHEDULED MATTERS & 4. PRESENTATIONS WERE COMPLETED; PUBLIC COMMENTED; NO ACTION REQUIRED BY COMMISSION
* VARIOUS UN-SCHEDULED ANNOUNCEMENTS, PLUS A PRESENTATION ON DOYLE DRIVE TASK FORCE REPORT (BADINER/MARSH)
4. 215 & 245 MARKET STREET (PG&E) HEADQUARTERS, block bounded by Market, Beale, Mission and Main Streets, Lots 14, 14A and 18 in

Item #4 continued

Assessor's Block 3711 - Informational presentation on the proposed seismic upgrade of the category I significant buildings.

WITHDRAWN
BY STAFF

~~5. Transportation Authority Five-Year Plan, Language Needed~~

~~(FELTHAM)~~

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS - PUBLIC HEARING CLOSED

APPROVED
BY CONDITIONS
(4-0)

PRESENT: BLADBRIDGE
SMITH
UNBOSKEY

MOTION #:

13455

6. 92.623C

(GREEN)

383 WEST PORTAL, south side between 14th and 15th Streets; Lot 27 in Assessor's Block 3102 - Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT (as defined by Section 790.92 of the Planning Code) approximately 1,500 square feet in size and containing seating for up to 24 persons in the West Portal NC District.

NOTE: ON JANUARY 21, 1993, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

E. REGULAR CALENDAR

APPROVED
(5-0)

PRESENT: SMITH
UNBOSKEY
RESOLUTION #:

13456

3:30 P.M.

Public Hearing & Endorsement of Proposed Department Budget & Work Program for FY 93-94

(BLAZEJ/EDELIN)

8. 90.109EXC PUBLIC HEARING CLOSED

(BADINER)

INTENT
TO APPROVE
WITH CONDITIONS
(5-0)

PRESENT: SMITH
UNBOSKEY

FINAL LANGUAGE:
2-18-93

PUBLIC HEARING
CLOSED

72-82 NATOMA STREET, north side between First and Second Streets running through to Minna Street, Lots 45A, 46, 53 and 54 in Assessor's Block 3721 - Request for Determinations of Compliance and Exceptions under Section 309 (Permit Review in C-3 (Downtown) Districts) and Request for Conditional Use Authorization to construct a 48 story residential building with parking and retail uses, in the C-3-0 (Downtown Commercial, Office) District and 500-S and 550-S Height and Bulk Districts. The proposed project is an approximately 48 story, 475 foot tall tower containing approximately 509 residential units, 509 parking spaces and 10,000 square feet of retail space and is requesting Conditional Use Authorization, including authorization for increased residential density and parking in excess of that permitted as an accessory use and exceptions under Section 309, including exceptions to the side setback, rear yard requirements, dwelling unit exposure, independently accessible parking requirements and truck maneuvering requirements.

Item 90.109EXC continued

The project which was previously advertised has been modified to increase the parking from 406 parking spaces to 509 parking spaces and to request an exception under Section 309 to the independently accessible parking requirement.

NOTE: ON DECEMBER 17, 1992, AFTER RECEIVING TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JANUARY 14, 1993.

COMMISSIONERS LOWENBERG AND SMITH WERE ABSENT

(Continued from Regular Meeting of January 14, 1993)

MOTION TO ADOPT STAFF

RECOMMENDATION 9. TO

APPROVE W/ CONDITIONS

(3-2)

NO: BOLDRIDGE

LOWENBERG

ABSENT: SMITH

UNOSKEY

CONTINUED TO 2-4-93

FOR CONSIDERATION BY

FULL COMMISSION.

PUBLIC HEARING CLOSED.

92.660H

(BADINER)

315 MONTGOMERY STREET, northwest corner of Pine Street, Lot 21 in Assessor's Block 259 - Request for a Permit to Alter a Category I Preservation Building in a C-3-0 (Downtown Commercial, Office) District and a 300-S Height and Bulk District. The proposal is to lower the windows on Montgomery and Pine Streets by cutting into the granite base. A previous proposal to lower the windows on Montgomery Street while retaining the existing window system was approved by the Commission by Motion No. 13097.

10. 92.328E **PUBLIC HEARING CLOSED**

(GITELMAN)

AMNESTY PROGRAM FOR ILLEGAL DWELLING UNITS, APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project is an ordinance that would amend sections of the City Planning Code, the Housing Code, the Building Code, and Article 37 of the Administrative Code, (the Residential Rent Stabilization and Arbitration Ordinance), in order to establish a 24-month amnesty program for illegal dwelling units. Under the proposed program, property owners in certain zoning districts would be permitted to retain one illegal dwelling unit which is within the district's density limit, or to retain one above the density limit, as long as the unit was constructed prior to January 1, 1992, and certain other conditions are met.

(Continued from Regular Meeting of January 7, 1993)

11. 92.328T

(MONTANA)

AMNESTY PROGRAM FOR ILLEGAL DWELLING UNITS- TEXT CHANGES, Proposed text amendments to the City Planning Code and other city codes to allow, within a two year period, legalization as nonconforming uses, of dwelling units meeting specific criteria in RH-2, RH-3, RM, RC, NC and Mixed Use Districts: One unit per property created without the benefit of proper permits before January 1, 1992 yet meeting certain criteria of this legislation can qualify for relief from off-street parking, density limitations and certain Building Code standards if certain requirements are met.

(Continued from Regular Meeting of January 7, 1993)

ITEMS 10 & 11

CONTINUED TO

2-18-93

(5-0)

ABSENT: SMITH

UNOSKEY

6:00 P.M.

12a. 92.400IECV

(MILLER)

800 CHESTNUT STREET, north side between Jones and Leavenworth Streets, with additional frontage on Jones and Francisco Streets, Lot 1 in Assessor's Block 49 -- Request for authorization of **CONDITIONAL USE** for a **PLANNED UNIT DEVELOPMENT** to permit, within the otherwise required rear yard area, a 20-space parking lot to serve an off-site arts student studio building and to modify conditions of prior **CONDITIONAL USE** approvals for the **SAN FRANCISCO ART INSTITUTE** ("SFAI"), in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District; and,

2299 TAYLOR STREETS, southwest corner at Chestnut Street, Lot 1 in Assessor's Block 66 -- Request for authorization of **CONDITIONAL USE**; (a), to establish a Large Institution/Educational Service on the second floor and above; (b), to enlarge a building on a lot in excess of 5,000 square feet in area; (c), to allow a single use in excess of 2,500 square feet (said use consisting of approximately 25,000 square feet of artists' studio space for the San Francisco Art Institute); (d), to permit the proposed use to operate 24 hours a day; and (e), to remove prior stipulations imposed by City Planning Commission Resolution No. 3753, within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. Said proposal also requires a **VARIANCE** of the Floor Area Ratio standards of the City Planning Code.

12b. 92.400IECV

(MILLER)

2299 TAYLOR STREET, southwest corner at Chestnut Street, Lot 1 in Assessor's Block 66 -- Request for Variance of the **FLOOR AREA RATIO** standards of the City Planning Code, in conjunction with a request for authorization of a **CONDITIONAL USE** for a Large Institution/Educational Service (**SAN FRANCISCO ART INSTITUTE**) on and above the ground floor, consisting of approximately 25,000 square feet of artists' studio space available to SFAI students 24 hours per day, on a lot of 10,440 square feet, and to remove prior stipulations imposed by City Planning Commission Resolution No. 3753, in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

13a. 92.657CV

(BLAUVELT)

126-28 SHOTWELL STREET, west side between 15th and 16th Streets; Lot 31 in Assessor's Block 3552, in an M-1 (Light Industrial) District -- Request for authorization of conditional use to permit two additional dwelling units (for a total of four units) on the subject property.

13b. 92.657CV

(BLAUVELT)

126-28 SHOTWELL STREET, west side between 15th and 16th Streets; Lot 31 in Assessor's Block 3552, Zoning Administrator's hearing of

APPROVED
w/ CONDITIONS
AS
MODIFIED
(5-0)

ABSENT: SMITH
UNOSKEY

MOTION #:

13457

ZONING
ADMINISTRATOR
CLOSED PUBLIC
HEARING TAKING
THE MATTER UNDER
ADVISEMENT
INDICATING THAT
CONDITIONS FOR
GRANTING THE
REQUESTED VARIANCE
SEEM TO EXIST.

APPROVED w/
CONDITIONS AS
MODIFIED (4-0)
ABSENT: LEVINE,
SMITH, & UNOSKEY
MOTION #: 13458

ZONING
ADMINISTRATOR
CLOSED PUBLIC HEARING
TAKING THE MATTER
UNDER ADVISEMENT
INDICATING THAT CONDITIONS
FOR GRANT THE REQUESTED
VARIANCE SEEM TO EXIST.

Item 92.657CV continued

application for Variance from the rear yard requirements of Section 134 of the Planning Code, in connection with the project described above. The proposed project includes retention of a one-story building, containing a garage and one of the two requested dwelling units, at the back of the lot. The requested building was built without record of permit in the required rear yard. (The Commission does not have jurisdiction over the variance; however, the Zoning Administrator will be present and testimony will be received on both the Conditional Use and the Variance at this time.) (Both Continued from Regular Meeting of January 21, 1993)

INTENT TO
DISAPPROVE 14a.
(4-0)
ABSENT: LEVINE, SMITH
& UNOSKEY
FINAL LANGUAGE:
2-4-93
PUBLIC HEARING CLOSED

92.589CV (BLAUVELT)
567-73 HAYES STREET, south side between Octavia and Laguna Streets and a through lot to Linden Street; Lot 21 in Assessor's Block 818, partly in the Hayes-Gough Neighborhood Commercial District, and partly in an RH-3 (House, Three-Family) District - Request for authorization of conditional use to permit a professional services office on the ground floor of the existing two-story building.

ZONING
ADMINISTRATOR 14b.
CLOSED PUBLIC
HEARING TAKING
THE MATTER
UNDER
ADVISEMENT.

92.589CV (BLAUVELT)
567-73 HAYES STREET, south side between Octavia and Laguna Streets and a through lot to Linden Street; Lot 21 in Assessor's Block 818 - Zoning Administrator's hearing of application for Variance from the rear yard requirements of Section 134 of the Planning Code, in connection with the project described above. The proposed project includes expansion of the existing building into, and construction of parking spaces within, the required rear yard area. (The Commission does not have jurisdiction over the variance; however, the Zoning Administrator will be present and testimony will be received on both the Conditional Use and the Variance at this time.) (Both Continued from Regular Meeting of January 21, 1993)

APPROVED 15.
w/ CONDITIONS
AS MODIFIED
(4-0)
ABSENT: LEVINE,
SMITH & UNOSKEY
MOTION #: 13459

92.458C (GREEN)
4050 - 19TH AVENUE, north side between Monticello and Byxbee Streets; Lot 10 in Assessor's Block 7083 - Request for Conditional Use Authorization to amend a previous authorization as set forth in City Planning Commission Motion No. 13098 for an existing self-storage facility in an NC-1 (Neighborhood Commercial Cluster) District. (Continued from Regular Meeting of January 14, 1993).

APPROVED 16.
w/ CONDITIONS
(4-0)
ABSENT: LEVINE
SMITH
UNOSKEY
MOTION #: 13460

92.648C (GREEN)
1230 POLK STREET, southeast corner of Bush Street; Lot 12 in Assessor's Block 669 - Request for Conditional Use Authorization to establish a single commercial tenant occupying in excess of 3,000 square feet of floor area within a building located in the Polk Street Neighborhood Commercial District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

FEB 10 1993

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY
NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
FEBRUARY 4, 1993
ROOM 282, CITY HALL
12:00 P.M.

ROLL CALL: Commissioners Fung, ~~Elzey/Beldridge~~, Levine, Lowenberg,
~~Nothenberg/Prowler, Smith, Unobskey.~~

NOTE: The Commission will take a short recess at 3:30 p.m.

12:00 P.M.

1. EXECUTIVE SESSION: Performance Evaluation of the Director of Planning

Adjournment - 1:35 p.m.

1:45
4:00 P.M.

- A. ITEMS TO BE CONTINUED (TAPE ID: #0040-0511)

2. 92.668C (HING)

CONTINUED
AS
SHOWN
(5-0)

3100 STEINER STREET, northeast corner of Steiner and Filbert Streets, Lot 22 in Assessor's Block 515 -- Request for Conditional Use Authorization to modify conditions of approval for a previous authorization (Resolution No. 9008) for a nonconforming furniture restoration use in an RH-2 (Residential, House, Two-Family) District. The proposal would eliminate the condition which granted conditional use solely to the previous applicant.

SENT: BOLDRIDGE
SMITH
(Proposed for Continuance to February 18, 1993)

B. PUBLIC COMMENT (TAPE IA: #0510 - 1345)

1. **TERRY MILNE** At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**
- N: ~~JEFF~~**
FRANCENIA STREET
2. **RON SOMERS**
N: DOYLE DR.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE IA: #1350 - 1660)

- PRESIDENT:** 3. ELECTION OF OFFICERS: In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year.
- SIDNEY WOODSKEY**
V. PRESIDENT:
FRANK FUNG
VOTE: 5-0
ABSENT: BALDRIDGE SMITH

(Continued from Regular Meeting of January 21, 1993)

FUNG: ACTION LIST OF COMMISSIONER'S REQUESTSD. DIRECTOR'S REPORT* UN-SCHEDULED ITEMS (BLAET) - NO ACTION REQUIRED

- ITEMS 4. TIER III (COLEMAN) (TAPE IA: #1665-197)
- 4-6, 423 PENINSULA, eastside, Lot 16 in Assessor's Block 5902 -- Informational presentation of Building Permit Application No. 9218272 for construction of a horizontal extension to the rear. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
- No OPPOSITION.**
No D.R.

- (5-0) 5. TIER III (COLEMAN)
- 400 EUCALYPTUS, northside, Lot 10 in Assessor's Block 7216 -- Informational presentation of Building Permit Application No. 9217149 to construct a vertical addition of one story to an existing one story dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

6. TIER III (COLEMAN)
- 78 SEMINOLE, southside, Lot 37 in Assessor's Block 6971A -- Informational presentation of Building Permit Application No. 9212042 for legalization of an existing rear deck 7'x22' and 10 foot above grade. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

FEBRUARY 4, 1993

- (TAPE IA: # 1988-2357) (TAPE IB: # 0000-2264) (KENDALL)
7. PRESIDIO PLAN BRIEFING: PUBLIC SAFETY & FACILITY, Carey Feirabend, Historical Architect for the National Park Service and Michael Savidge, Transition Manager for the Golden Gate National Recreation Area, will provide an overview of the Presidio's historic resources and the Park Services Planning for reuse of Presidio buildings and facilities.
- NOTE: This is the second in a series of briefings on the Presidio, a briefing on transportation and natural resources is scheduled for March 4 and one on management and socio-economic impacts for April 1. For more information call Presidio Planning Coordinator Alison Kendall at 558-6290.

(WYCKO)

CONTINUED TO
2-18-93
(5-0)
ABSENT: BOLDRIDGE
SMITH

DOYLE DRIVE TASK FORCE REPORT, Resolution endorsing the recommendations of the Doyle Drive Task Force Report for replacement of the existing roadway with a new parkway to address safety problems, traffic issues, and compatibility with Presidio National Park.

3:30 P.M.

(TAPE IA: # 0022-0093)

E. CONSIDERATION OF FINDINGS & FINAL MOTION - PUBLIC HEARING CLOSED

WITHOUT 8.
HEARING,
CONTINUED TO
2-11-93
(5-0)
ABSENT:
BOLDRIDGE
SMITH

92.589CV

(BLAUVELT)

567-73 HAYES STREET, south side between Octavia and Laguna Streets and a through lot to Linden Street; Lot 21 in Assessor's Block 818, partly in the Hayes-Gough Neighborhood Commercial District, and partly in an RH-3 (House, Three-Family) District -- Request for authorization of conditional use to permit a professional services office on the ground floor of the existing two-story building.

NOTE: ON JANUARY 28, 1993 THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE BY A VOTE OF 4-0. COMMISSIONERS LEVINE, SMITH AND UNOBSKEY WERE ABSENT.

F. CONSIDERATION OF FINAL ACTION - PUBLIC HEARING CLOSED

COMMISSIONER
UNOBSKEY
STATED FOR THE
RECORD THAT HE
HAD REVIEWED
PREVIOUS TAPES
& MATERIAL &
AS PREPARED
A VOTE ON THIS
MOTION.

9.

92.660H (TAPE IIA: # 0097-0244) (BADINER)
315 MONTGOMERY STREET, northwest corner of Pife Street, Lot 21 in Assessor's Block 259 - Request for a Permit to Alter a Category I Preservation Building in a C-3-0 (Downtown Commercial, Office) District and a 300-S Height and Bulk District. The proposal is to lower the windows on Montgomery and Pine Streets by cutting into the granite base. A previous proposal to lower the windows on Montgomery Street while retaining the existing window system was approved by the Commission by Motion No. 13097.

NOTE: ON JANUARY 28, 1993, COMMISSIONER LEVINE MOVED TO ADOPT STAFF RECOMMENDATION FOR APPROVAL WITH CONDITIONS. THE MOTION WAS SECOND BY COMMISSIONER PROWLER. BY A VOTE OF 3-2, WITH COMMISSIONER BOLDRIDGE

APPROVED W/
CONDITIONS
(5-0)

ABSENT: BOLDRIDGE & SMITH
MOTION #: 13461

Item 92.666H continued

AND LOWENBERG VOTING AGAINST, THE MOTION FAILED TO CARRY. COMMISSIONERS SMITH AND UNOBSKEY WERE ABSENT. THE COMMISSION CONTINUED THIS MATTER TO FEBRUARY 4, 1993, FOR CONSIDERATION BY THE FULL COMMISSION. ABSENT COMMISSIONERS WILL BE PROVIDED WITH TAPES OF THE JANUARY 28, 1993 HEARING AND ALL RELATED CASE MATERIAL FOR REVIEW PRIOR TO FINAL ACTION.

G. REGULAR CALENDAR

- COMMISSIONER 10. 92.493C (TAPE II A: #0250-0811) (MONTANA)
 LOWENBERG STATED 103-105 FREELON, southwest corner at Fourth Street; Lot 30 of
 THAT SHE HAD Assessor's Block 3777 -- Request for conditional use authorization to
 REVIEWED PREVIOUS convert a dwelling unit to additional restaurant space in an SLI
 TAPES & MATERIAL (Service/Light Industrial) District and a 50-X height and bulk district.
 & WAS PREPARED NOTE: ON DECEMBER 10, 1992, AFTER RECEIVING PUBLIC
 TO PARTICIPATE. TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING
 CONTINUE TO AND CONTINUED THE MATTER TO FEBRUARY 4, 1993 BY A VOTE
 3-4-93 TO OF 6-0. COMMISSIONER LOWENBERG WAS ABSENT.
 CONSIDER NEW MATERIAL (TAPE II A: #0215-2360) (TAPE II A: #0000-2352) (TAPE III A: #0000-0735) (BADINER/CONRAD)
 5-0) ABSENT: BOLDRIDGE
 SMITH
 HEARING HELD. 1975 POST STREET, JONES MEMORIAL METHODIST CHURCH, south
 CONTINUED TO side of Post Street between Steiner and Avery Streets, Lot 39 in & &
 2-25-93 Assessor's Block 702 - Request for Commission consideration of
 (5-0) Variances from the Western Addition Redevelopment Plan for the
 construction of a new church building. The Western Addition
 Redevelopment Plan requires buildings to be set back 5 feet from Post,
 Steiner and Avery Streets, and sets a maximum lot coverage of 75
 percent. The project includes no setbacks except at the building entrance
 and would cover 91 percent of the lot. The Western Addition
 Redevelopment Plan requires that the Commission review and approve
 any variances.
- MATTER 12. 92.390C (LINDSAY)
 WITHDRAWN 2899 CLAY STREET, southeast corner of Clay and Divisadero Streets,
 BY Lot 23 in Assessor's Block 1003 -- The subject property contains a church
 STAFF which became an "automatic" Conditional Use in 1978, since it lawfully
 existed in a residential zoning district at that time. Under Section 178(b)
 of the City Planning Code, permitted Conditional Uses which lawfully
 existed at the time of the 1978 City Planning Code amendment that
 required certain new uses in residential zoning districts to obtain
 Conditional Use authorization, were permitted to continue as "automatic"
 Conditional Uses, on the condition that they continue to operate in the
 form and intensity of use which existed on the effective date of that
 amendment. Section 178(c) of the City Planning Code stipulates that

Item 92.390C continued

permitted Conditional Uses may not be significantly altered, enlarged or intensified except upon approval of a new Conditional Use authorization. The Zoning Administrator has determined that the church's permitted Conditional Use has been significantly intensified since 1978 without approval by the City Planning Commission of a new Conditional Use authorization. The matter is therefore being calendared for a Public Hearing before the City Planning Commission to consider either revocation of the church's Conditional Use authorization (under Section 303(d) of the City Planning Code) or modification of conditions to establish the church's intensified level of use as its authorized use.

(Continued from Regular Meeting of December 3, 1992)

(WITHDRAWN BY STAFF)

- APPROVED 13. 92.152X (TAPE IIIA: # 0783-2358) (BADINER)
 CONDITIONS
 MODIFIED
 (5-0)
 PRESENT: BALDRIDGE
 SMITH
 MOTION #: 13462

5:00 P.M.

- WITHOUT HEARING, CONTINUED TO 2/11/93 (5-0)
 PRESENT: BALDRIDGE
 SMITH
14. 92.266C (TAPE IIIA: # 0750-0799) (GREEN)
 1564-72 UNION STREET, north side between Franklin Street and Van Ness Avenue; Lot 15 in Assessor's Block 527 -- Request for Conditional Use Authorization to develop a lot in excess of 5,000 square feet in size and located within the Union Street Neighborhood Commercial District.

The proposal is to demolish the existing one story building containing three commercial tenants and the construction of a four-story building containing ground floor commercial floor area and nine off-street parking spaces and a total of nine dwelling units on three floors above on a lot approximately 5,867 square feet in size.

(Continued from Regular Meeting of December 17, 1992)

- WITHOUT HEARING, CONTINUED TO 2/11/93 (5-0)
 PRESENT: BALDRIDGE
 SMITH
15. 92.671D (TAPE IIIA: # 0750-0799) (BERKOWITZ)
 386 CONNECTICUT STREET, west side between 18th and 19th Streets, Lot 14 in Assessor's Block 4035 - Request for Discretionary Review of Building Permit Application No. 9210166 for the construction of a three-story, two-unit residential building in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of January 14, 1993)

Adjournment 6:43 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Copies of the revised Residential Conservation Controls Ordinance are available for \$10.00 each at the 4th floor reception desk from 8:00 - 12:00 A.M. and 2:00 - 5:00 P.M. or may be reviewed at the Department or all San Francisco Public Libraries.

NOTICE

CENTRAL EMBARCADERO OPEN SPACE PROJECT

The City Planning Commission and the Recreation and Park Commission will hold a special joint hearing February 4, 1993, to consider a resolution authorizing the use of up to \$800,000 of the Downtown Open Space Fund for completion of the preliminary design work (design development) for the open space project associated with the Central Embarcadero Roadway project. Staff will also brief the commissions on the conceptual design recommendations developed during Phase I of the Central Embarcadero project.

(THIS MATTER IS BEING CONTINUED TO A FUTURE DATE, AS YET UNDETERMINED)

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



CPC:012893

C55
#21
3/4/93
NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY
**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

DOCUMENTS DEPT.

MAR 08 1993

SAN FRANCISCO
PUBLIC LIBRARY

THURSDAY
MARCH 4, 1993
ROOM 282, CITY HALL
1:30 P.M.

ARRIVED
3:30p

ROLL CALL: Commissioners Fung, ~~Moran~~/Boldridge, Levine, Lowenberg,
~~Nothenberg~~/Prowler, ~~Smith~~, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:40

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.121A PUBLIC HEARING CLOSED

(PAEZ)

ITEMS
1-5
CONTINUED
AS
SHOWN
(5-0)
ABSENT:
FUNG
SMITH
1051 TAYLOR STREET, GRACE CATHEDRAL CLOSE, The entire block bounded by California, Taylor Jones and Sacramento Streets, Lot 1 in Assessor's Block 246 -- An application for a Certificate of Appropriateness for the Grace Cathedral Close Alterations Project. The Grace Cathedral Close, excluding the Cathedral House and the existing surface parking lot, has been designated as City Landmark No. 170. The alteration of landmark features proposed by the project includes: the relocation of a 130-foot portion of the Crocker Fence, the reconstruction of the existing staircase at Taylor and California Streets, and the construction of an addition to the Cathedral school for boys. The project will also require review for consistency with Section 101.1 of the Code for the demolition of the Cathedral House, an architecturally significant building and the construction of a new Chapter House which would front on Sacramento Street.

(Continued from Regular Meeting of February 11, 1993)

Item 91.121A continued

NOTE: ON FEBRUARY 11, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

(Proposed for Continuance to March 18, 1993)

2. 91.121C **PUBLIC HEARING CLOSED**

(PAEZ)

1051 TAYLOR STREET, GRACE CATHEDRAL CLOSE, the entire block bounded by California, Taylor, Jones, and Sacramento Streets, Lot 1 in Assessor's Block 246 -- Request for authorization of Conditional Use for a Planned Unit Development to permit alteration and expansion of a religious facility (Grace Cathedral) and a private elementary school (Cathedral School for Boys) requiring modification of otherwise-applicable City Planning Code standards for open space, also requiring a Certificate of Appropriateness for the construction and alteration of structures on a landmark site, in an RM-4 (Mixed Residential, High Density) District, the Nob Hill Special Use District and a 65-A Height and Bulk District. (Continued from Regular Meeting of February 11, 1993)

NOTE: ON FEBRUARY 11, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

(Proposed for Continuance to March 18, 1993)

3. 93.096C

(PAEZ)

1051 TAYLOR STREET GRACE CATHEDRAL CLOSE, the entire block bounded by California, Taylor, Jones, and Sacramento Streets, Lot 1 in Assessor's Block 246 - Request for authorization of Conditional Use to permit an off-street parking facility to serve uses permitted in an Rm-4 (Mixed Residential, High Density) District, and the Nob Hill Special Use district. The site is located within a 65-A Height and Bulk District.

(Proposed for Continuance to March 18, 1993)

4. 92.493C

(MONTANA)

103-105 FREELON, southwest corner at Fourth Street, Lot 30 of Assessor's Block 3777 -- Request for conditional use authorization to convert a dwelling unit to additional restaurant space in an SLI (Service/Light Industrial) District and a 50-X height and bulk district.

NOTE: ON DECEMBER 10, 1992, THE COMMISSION VOTED TO RE-OPEN THE PUBLIC HEARING AND CONTINUE THE MATTER TO MARCH 4, 1993 BY A VOTE OF 6-0. COMMISSIONER LOWENBERG WAS ABSENT.

(Proposed for Continuance to March 11, 1993)

MARCH 4, 1993

(COLEMAN)

5. 1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.
- a) Consideration of Discretionary Review
 - b) Discretionary Review hearing
- (Proposed for Continuance to April 1, 1993)

B. PUBLIC COMMENT*NONE*

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

*LEVINE: 41 VAN NESS AVE -- REPORT RESULTS OF MEETING
HELD 3-3-93.*

D. DIRECTOR'S REPORT

6. TIER III (COLEMAN)

*ITEMS
6-9*
NO OPPOSITION.
NO D.R.

1911 DIAMOND STREET, eastside bounded by Diamond Heights Blvd, Addison and Beacon Streets, Lot 3 in Assessor's Block 7539 -- Informational presentation of Building Permit Application No. 9211765 to construct a single family house two stories at the front (23-1/2) and 3 stories at the rear (34'). This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

7. TIER III (COLEMAN)

(5-0)
*ABSENT: FUNK
SMITH*

351 NAPLES STREET, eastside between Brazil and Excelsior Avenue, Lot 25 in Assessor's Block 6020 -- Informational presentation of Building Permit Application NO. 9212785 to construct both an extension to the front and to the rear. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

MARCH 4, 1993

8. TIER III (COLEMAN)

152 YERBA BUENA AVENUE, westside, between San Jacinto and San Pablo Avenue, Lot 34 in Assessor's Block 3078 -- Informational presentation of Building Permit Application No. 9221639 for construction of a single family house. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

9. TIER III (COLEMAN)

1757 GENEVA AVENUE, southside Brookdale Avenue and Parque Drive, Lot 15 in Assessor's Block 6328 -- Informational presentation of Building Permit Application No. 9220540 to construct a horizontal extension to the rear. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

10. 88.271E

SAN FRANCISCO GENERAL HOSPITAL PARKING GARAGE - Informational presentation on the project plan and design by the Department of Parking and Traffic -- Assessor's Block 4213, Lot 1, comprising all of the block bounded by 23rd and 24th Streets, Utah Street and San Bruno Avenue; construct an 800-to 1200-space parking garage adjacent to the San Francisco General Hospital; including demolition of existing MUNI facilities that would be relocated. The garage would be built in two phases, with the first phase consisting of a six-level, 40-foot high structure on the northern part of the site and a surface lot on the southern part of the site, providing a total of 800-850 spaces. The second phase would consist of construction of a multi-level parking structure on the southern part of the site that would increase the total capacity of the project up to a maximum of 1,200 spaces. Primary access to the garage would be on 24th Street and secondary access on 23rd Street.

(FELTHAM)

11. TRANSPORTATION AUTHORITY FIVE-YEAR PLAN, Informational presentation of the Five Year Plan for Department of City Planning Programs of the San Francisco County Transportation Expenditure Plan, 1992-1997, prepared for the San Francisco County Transportation Authority, outlining proposed transportation planning and implementation in projects for Transit Preferential Streets, Transportation Demand Management, and Downtown Pedestrian Improvements projects, estimated costs and projected funding.

E. CONSIDERATION OF FINDINGS & FINAL MOTION - PUBLIC HEARING CLOSED

12. 92.258Z (L.SCOTT)

66 CERES STREET, west side between Williams and Thornton Avenues, Lot 10 and 11 in Assessor's Block 5409 - Request for reclassification from an RH-1 (House, One-Family) District to RH-2 (House, Two-Family) District.

APPROVED 12.
(6-0)
ABSENT: SMITH
RESOLUTION #

13478

Item 92.258 continued

(Continued from Regular Meeting of January 7, 1993)

NOTE: ON FEBRUARY 25, 1993, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE THIS PROJECT WITH FINDINGS BY VOTE OF 7-0.

- 5:10 P.M. 13. 92.442D (BERKOWITZ)
 546 TERESITA BOULEVARD, west side between Bella Vista and Arroyo
 APPROVED W/ CONDITIONS AS MODIFIED.
 (4-2)
 PRESENT: LEVINE, UNOBSKEY, SMITH
 MOTION # 13479
- NOTE: ON FEBRUARY 25, 1993, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE THIS PROJECT WITH CONDITIONS BY A OF VOTE OF 5-2. COMMISSIONERS LEVINE AND UNOBSKEY VOTED NO.**

F. REGULAR CALENDAR

- 5:20 P.M. 14. 92.632C (BADINER)
 720 MARKET STREET, north side between Keamy and O'Farrell Streets
 APPROVED W/ CONDITIONS
 (6-1)
 PRESENT: SMITH
 MOTION # 13481
 RECESS: 5:45 TO 5:45 P.M.
- 5:45 - 4:30 P.M.
- MEETING HELD. 15. 92.287ET (HORTON)
 CONTINUED TO 3-18-93
 (4-C)
 PRESENT: BOLDRIDGE, LOWENBERG, SMITH
16. 92.288ET (HORTON)
 BOLDRIDGE, LOWENBERG, SMITH
 RESIDENTIAL CONSERVATION CONTROLS, Presentation and public hearing on the revised Residential Conservation Control for an interim period not to exceed 6 months.
 (Continued from Regular Meeting of January 21, 1993)
- RESIDENTIAL CONSERVATION CONTROLS, Presentation and public hearing on the revised Residential Conservation Controls as permanent controls.
 (Continued from Regular Meeting of January 21, 1993)

THE COMMISSION RECESSED FROM 7:20 TO 7:35 DURING THIS MATTER.
 WHILE IN RECESS, COMMISSIONERS BOLDRIDGE & LOWENBERG LEFT.

MARCH 4, 1993

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE

8:20
 AT APPROXIMATELY ~~6:30~~ 8:20 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

8:20 p.m. 17. 92.561D (BERKOWITZ)

TAKE D.P.
 INTENT TO APPEAL
 AS MODIFIED W/
 CONDITIONS (4-C)
 ABSENT: BOLDRIDGE,
 LEWENBERG, SMITH
 FINAL LANGUAGE:
 3-11-93
 PUBLIC HEARING
 CLOSED

17. 92.561D (BERKOWITZ)
710-12 WISCONSIN STREET, west side between 20th and 22nd Streets, Lot 12 in Assessor's Block 4097 - Request for Discretionary Review of Building Permit Application No. 9209214 for the construction of a three-story above garage two-unit residential building in an RH-2 (House, Two-Family) district.
 a) Consideration of Discretionary Review
 b) Discretionary Review hearing
 (Continued from Regular Meeting of February 18, 1993)

9:18 p.m. 18. 93.018D (COLEMAN)

Ne D.R. w/
 INSTRUCTIONS TO
 STAFF TO PREPARE
 (4-C)
 ABSENT: BOLDRIDGE
 LEWENBERG
 SMITH

18. 93.018D (COLEMAN)
1838 20TH AVENUE, eastside between Ortega and Noriega Streets, Lot 29 in Assessor's Block 2056 Request for Discretionary Review of Building Permit Application NO. 92139615 for the construction of a one story addition to a one story over garage dwelling. Project also includes a two story 9' addition to the rear in an RH-1 (House One-Family) District.
 a) Consideration of Discretionary Review
 b) Discretionary Review Hearing

WITHOUT HEARING, 19. 93.072D (COLEMAN)

CONTINUED TO
 3-11-93
 (4-C)
 ABSENT: BOLDRIDGE
 LEWENBERG
 SMITH

19. 93.072D (COLEMAN)
312 CHERRY STREET, eastside, Lot 18 in Assessor's Block 1013 -- Request for Discretionary Review of Building Permit Application proposing construction of a two story addition to the rear of an existing single family house, including a new wood deck.
 a) Request for Discretionary Review
 b) Discretionary Review hearing

Adjournment — 10:04 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Copies of the revised Residential Conservation Controls Ordinance are available for \$10.00 each at the 4th floor reception desk from 8:00 - 12:00 A.M. and 2:00 - 5:00 P.M. or may be reviewed at the Department or all San Francisco Public Libraries.

NOTICE

CENTRAL EMBARCADERO OPEN SPACE PROJECT

The City Planning Commission and the Recreation and Park Commission will hold a special joint hearing March 25, 1993, to consider a resolution authorizing the use of up to \$800,000 of the Downtown Open Space Fund for completion of the preliminary design work (design development) for the open space project associated with the Central Embarcadero Roadway project. Staff will also brief the commissions on the conceptual design recommendations developed during Phase I of the Central Embarcadero project.

NOTICE

PRESIDIO BRIEFING POSTPONED

The briefing on Presidio transportation and natural resources issues scheduled for March 4th has been postponed until April 1. For further information on City activities regarding the Presidio, please call Alison Kendall at 558-6290. For information on upcoming National Park Service "brown bag briefings" on Presidio Infrastructure, management, and historic resources, call the Presidio Information Center at 556-3111.

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



CS
#21
3/18/93

DRAFT SUMMARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

DOCUMENTS DEPT.

MAR 22 1993

SAN FRANCISCO
PUBLIC LIBRARY

THURSDAY
MARCH 18, 1993
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Fung, ~~Moran~~/Boldridge, Levine, Lowenberg,
~~Nothenberg~~/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:40
~~1:30 P.M.~~

A. ITEMS TO BE CONTINUED

1. 91.121A PUBLIC HEARING CLOSED (PAEZ)

ITEMS
1-7
CONTINUED
AS
SHOWN
(7-0)

1051 TAYLOR STREET, GRACE CATHEDRAL CLOSE. The entire block bounded by California, Taylor Jones and Sacramento Streets, Lot 1 in Assessor's Block 246 -- An application for a Certificate of Appropriateness for the Grace Cathedral Close Alterations Project. The Grace Cathedral Close, excluding the Cathedral House and the existing surface parking lot, has been designated as City Landmark No. 170. The alteration of landmark features proposed by the project includes: the relocation of a 130-foot portion of the Crocker Fence, the reconstruction of the existing staircase at Taylor and California Streets, and the construction of an addition to the Cathedral school for boys. The project will also require review for consistency with Section 101.1 of the Code for the demolition of the Cathedral House, an architecturally significant building and the construction of a new Chapter House which would front on Sacramento Street.

(Continued from Regular Meeting of March 4, 1993)

NOTE: ON FEBRUARY 11, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

(Proposed for Continuance to March 25, 1993)

2. 91.121C **PUBLIC HEARING CLOSED** (PAEZ)
1051 TAYLOR STREET, GRACE CATHEDRAL CLOSE, the entire block bounded by California, Taylor, Jones, and Sacramento Streets, Lot 1 in Assessor's Block 246 -- Request for authorization of Conditional Use for a Planned Unit Development to permit alteration and expansion of a religious facility (Grace Cathedral) and a private elementary school (Cathedral School for Boys) requiring modification of otherwise-applicable City Planning Code standards for open space, also requiring a Certificate of Appropriateness for the construction and alteration of structures on a landmark site, in an RM-4 (Mixed Residential, High Density) District, the Nob Hill Special Use District and a 65-A Height and Bulk District.
(Continued from Regular Meeting of March 4, 1993)
NOTE: ON FEBRUARY 11, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.
(Proposed for Continuance to March 25, 1993)
3. 93.096C (PAEZ)
1051 TAYLOR STREET GRACE CATHEDRAL CLOSE, the entire block bounded by California, Taylor, Jones, and Sacramento Streets, Lot 1 in Assessor's Block 246 - Request for authorization of Conditional Use to permit an off-street parking facility to serve uses permitted in an RM-4 (Mixed Residential, High Density) District, and the Nob Hill Special Use district. The site is located within a 65-A Height and Bulk District.
(Proposed for Continuance to March 25, 1993)
4. **BERNAL HEIGHTS INFRASTRUCTURAL IMPROVEMENT**, Informational presentation of the Department of City Planning's role in the planning, design and implementation of life/safety improvements on the east and south scope of Bernal Heights. These improvements include street widening and paving, upgraded sewer and water lines, new pedestrian stairways, street lighting and undergrounding utilities, and are funded in part by the San Francisco County Transportation Authority.
(Proposed for Continuance to April 1, 1993) (ALBERT)
5. 92.720C (NIXON)
630-636 VAN NESS AVENUE AND 661 TURK STREET, east side of Van Ness Avenue between Turk and Elm Streets and south side of Turk Street between Polk Street and Van Ness Avenue; Lots 10, 11, 13, 14 and 15 in Assessor's Block 763 - Request for Conditional Use as a Planned Unit Development to allow construction of a non-accessory parking lot and seeking exceptions from setback requirements, along Van Ness Avenue, after demolition of three commercial buildings in an RC-4 (Residential-Commercial Combined, High Density) District with a 130-V Height and Bulk designation within the Van Ness Avenue Special Use District.
(Proposed for Continuance to March 25, 1993)

6. 92.725C (HING)
544-546 CASTRO STREET, west side between 18th and 19th Streets;
 Lot 7 in Assessor's Block 2695 -- Request for Conditional Use
 Authorization to permit expansion of an existing nonconforming full
 service restaurant in the Castro Street Neighborhood Commercial District.
 The proposal is to expand the floor area of the establishment by
 enclosing an existing rear patio with a seating capacity of thirty persons.
 (Proposed for Continuance to March 25, 1993)
7. 92.692C (PEARL)
1970 McALLISTER STREET, north side between Central Avenue and
 Lyon Street; Lot 14 in Assessor's Block 1159 -- Request for authorization
 of Conditional Use to extend the March 31, 1993 termination date for a
 period of twenty years for a nonconforming automobile repair garage in
 an RM-1 (Mixed, Residential, Low Density) District in a 40-X Height and
 Bulk District.
 (Proposed for Continuance to March 25, 1993)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

LEVINE: CENTRAL EMBARCADERO PROJECT

D. DIRECTOR'S REPORT

- 3:18 p.m. 8. TIER III (BLAUVELT)
323 LONDON STREET, between Brazil and Persia Avenues, Lot 37 in
 Assessor's Block 6082 -- Informational presentation of Building Permit
 Application No. 9220370 to construct a one-story rear addition to the
 existing single-family dwelling. This project is being brought to the
 Commission's attention pursuant to Planning Commission Resolution No.
 12044.
9. TIER III (BLAUVELT)
367 COLLINGWOOD STREET, between 20th and 21st Streets, Lot 22F
 in Assessor's Block 2752 -- Informational presentation of Building Permit

Item 9 continued

Application No. 9204266 to construct a rear addition at the first floor and basement, under the existing decks, as part of a project to add a second dwelling unit to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

10. TIER III (BLAUVELT)

1082 - 14TH STREET, between Alpine and Buena Vista Terraces, Lot 23 in Assessor's Block 2609 -- Informational presentation of Building Permit Application No. 9222002 to reconstruct and extend a one-story rear deck on the existing house. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

11. TIER III (BERKOWITZ)

675 - 22ND AVENUE, east side between Cabrillo and Balboa Streets, Lot 16 in Assessor's Block 1662 - Informational presentation of Building Permit Application No. 9216456 for the construction of one story, rear yard addition to a building in an RH-2 (Residential, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution NO. 12044.

NO ACTION REQUIRED 12. Report on Planning Matters at Board of Permit Appeals/Board of Supervisors in the past week. (3:18 p.m.)

NO ACTION REQUIRED 13. Director will provide a verbal briefing on status of the Terminal Separator Structure project. (2:35 p.m.)
- [TAKEN OUT OF ORDER & HEARD PRIOR TO #8]

2:00 P.M.

E. REGULAR CALENDAR

HEARING HELD. 14. Consideration of a resolution to approve the Department's Affirmative Action, Equal Employment Opportunity Program (EDELIN) 3:53 p.m.
CONTINUED TO
4-1-93
(6-8)

ABSENT: BALDRIDGE

15. 86.505 (OBERG) 3:22 a.m.
MEETING HELD. Mission Bay Annual Review

NO ACTION REQUIRED (a1) Presentation to the Commission of the Annual Review activities which have taken place to date and the procedures yet to be completed pursuant to Chapter 56 of the San Francisco Administrative Code and Mission Bay Development Agreement. (TAKEN OUT OF ORDER & HEARD PRIOR TO #14)

MARCH 18, 1993

Item 86.505 continued

- (a2) Public hearing by the Commission to consider Catellus Development Corporation's and the City's good faith efforts to comply with the terms of the Mission Bay Development Agreement
- (b) Consideration of issuance of certificate of compliance ending the second period of review

APPROVED 16. 93.009C (NIXON) 4:30 p.m.
 w/ CONDITIONS 2501 CLEMENT STREET, at the southwest corner of 26th Avenue, Lot
 (6-0) 48 in Assessor's Block 1458 - Request for Conditional Use Authorization
 ABSENT: BOLDORGE to establish a Financial Service as defined in Code Section 790.110 within
 MOTION # 13483 the Outer Clement Neighborhood Commercial District.

ADJESSED FROM
 4:35 TO 4:57

USED PUBLIC 17. 93.039C
 HEARING. 570 GREEN STREET, north side between Stockton Street and Grant
 MOTION # 13483 Avenue; Lot 20 in Assessor's Block 116 -- Request for Conditional Use
 (7-0) Authorization to establish Other Entertainment (as defined by Section
 790.38 of the Planning Code) within an existing self-service
 restaurant/laundromat in the North Beach Neighborhood Commercial
 District.

(HING) 4:57 p.m.

APPROVED 18. 93.021C
 w/ CONDITIONS 42 De MONTFORT AVENUE, north side between Miramar and Capitol
 (7-0) Avenues; Lot 8 in Assessor's Block 6396 -- Request for authorization of
 MOTION # Conditional Use to convert a single-family dwelling to supervised group
 13484 housing for six persons in three bedrooms under Section 209.2 (a) of the
 Planning Code in an RH-2 (House, Two-Family) District in a 40-X Height
 and Bulk District.

(PEARL) 5:38 p.m.

HEARD
 TOGETHER

APPROVED 19. 93.036C
 w/ CONDITIONS 27 De MONTFORT AVENUE, south side between Miramar and Capitol
 MOTION # Avenues; Lot 46 in Assessor's Block 6937 -- Request for authorization of
 13485 Conditional Use to establish supervised group housing for 10 persons in
 six bedrooms under Section 209.2.(a) of the Planning Code in an Rh-2
 (House, Two-Family) District in a 40-X Height and Bulk District.

(PEARL)

6:38 p.m. 4:30 P.M.

FOR ITEMS 20. 92.287ET (HORTON)
 20 & 21, RESIDENTIAL CONSERVATION CONTROLS, Public hearing on the
 HEARING HELD. revised Residential Conservation Control for an interim period not to
 CONTINUED TO exceed 6 months.
 3-25-93 (Continued from Regular Meeting of March 4, 1993)
 (6-0)

ABSENT: FUNG

21. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, Public hearing on the revised Residential Conservation Controls as permanent controls.
 (Continued from Regular Meeting of March 4, 1993)

5:00 P.M.

22. DISCRETIONARY REVIEW WORKSHOP, -- Public hearing on Discretionary Review procedures and the relationship of Discretionary Review to the proposed Residential Conservation Controls. (NOTE: A staff report dated 3/11/93 is available at the Zoning Information Counter, 5th floor, 450 McAllister Street, between the hours of 10:00 a.m. and 12:00 p.m. and between 1:00 p.m. and 5:00 p.m., Monday through Friday)

8:37 p.m.

HEARING HEAD.
 NO ACTION
 REQUIRED.

- APPROVED 23. Consideration of a resolution of intent to initiate permit application fee increases, new fees for permit application processing services and department services to continue and increase surcharge for computerization of Department Activities
 (6-0)
 ABSENT: FUNG
 RESOLUTION # 13486
 Adjournment — 9:50 p.m.

TAKEN OUT
 OF ORDER
 & HEARD
 PRIOR TO
 #22

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICESpecial Joint Hearing--City Planning Commission and Recreation & Park Commission

April 15, 1993

5:30 p.m.

Room 282, City Hall

1. Mid-Embarcadero Open Space Project (KOHLESTRAND)
 Consideration of a resolution authorizing the use of \$197,000 of the Downtown Park Fund for the open space project associated with the Mid-Embarcadero Roadway project. Funds would be used for a development of an implementation strategy and assessment of funding possibilities for development and maintenance of the open space; completion of a land use study for properties to be transferred to the city, including initial studies for environmental work; development of a programming strategy for the open space, and preparation of a scope for the design phase of the project.

2. 93.159M (SHOTLAND)
Amendment of the Recreation and Open Space Element of the Master Plan
As part of consideration of the 1993-94 Open Space Program, the City Planning Commission will consider a resolution amending the Recreation and Open Space Element of the Master Plan to accommodate acquisition of a number of parcels in the Bernal Heights and Ocenaview neighborhoods for open space purposes.
3. 93.148R (SHOTLAND)
1993-94 Open Space Program (Proposition E)
Consideration of a resolution endorsing the 1993-94 Open Space Program and use of Proposition E funds. The City Planning Commission will also consider making a finding of consistency of the program with the Master Plan as amended.

NOTICE
PRESIDIO BRIEFING POSTPONED

The briefing on Presidio transportation and natural resources issues scheduled for March 4th has been postponed until April 1. For further information on City activities regarding the Presidio, please call Alison Kendall at 558-6290. For information on upcoming National Park Service "brown bag briefings" on Presidio Infrastructure, management, and historic resources, call the Presidio Information Center at 556-3111.

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

CPC: 031893



NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message. SAN FRANCISCO PUBLIC LIBRARY

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DRAFT SUMMARY
**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY
FEBRUARY 25, 1993
ROOM 282, CITY HALL
12:00 P.M.

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

12:00 P.M.

NOTHENBERG PARTICIPATED IN THE EXECUTIVE SESSION

1. EXECUTIVE SESSION - DIRECTOR'S EVALUATION

Adjournment - 1:30 p.m.

1:50
4:30 P.M.

PROWLER REPLACED NOTHENBERG FOR THE 1:30 CALENDAR

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the

MIKE PAGE
PRESIDIO
WITH McALLISTER
VARIOUS
RYSER
VAN NESS
BARDIS
PROCESS

Public Comment continued

Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

LEVINE

- TORs & How THEY RELATE TO UMDS

- 41 VAN NISS

- SUGGEST MEETING w/ PROWLER & PASSMORE FOR UNDERSTANDING ON THESE MATTERS

D. DIRECTOR'S REPORT

** DIRECTOR'S UNSCHEDULED MATTERS*

*NO ACTION
REQUIRED*

2. Report on Planning Matters at Board of Permit Appeals/Board of Supervisors in past week.

3. TIER III (COLEMAN)

1911 DIAMOND STREET, eastside bounded by Diamond Heights Blvd, Addition and Beacon Streets, Lot 3 in Assessor's Block 7539 -- Informational presentation of Building Permit Application No. 9211765 to construct a single family house two stories at the front (23-1/2) and 3 stories at the rear (34'). This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

4. TIER III (COLEMAN)

351 NAPLES STREET, eastside between Brazil and Excelsior Avenue, Lot 25 in Assessor's Block 6020 -- Informational presentation of Building Permit Application NO. 9212785 to construct both an extension to the front and to the rear. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

5. TIER III (COLEMAN)

152 YERBA BUENA AVENUE, westside, between San Jacinto and San Pablo Avenue, Lot 34 in Assessor's Block 3078 -- Informational presentation of Building Permit Application No. 9221639 for construction of a single family house. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

6. TIER III (COLEMAN)

1757 GENEVA AVENUE, southside Brookdale Avenue and Parque Drive, Lot 15 in Assessor's Block 6328 -- Informational presentation of Building Permit Application No. 9220540 to construct a horizontal extension to the rear. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

ITEMS

3-6

*CONTINUED
TO*

3-4-93

(7-0)

PRESENTATION
IMMEDIATE.
ACTION
REQUIRED

(PURVIS/ROSE)

7. DOWNTOWN PEDESTRIAN PROJECTS, Informational presentation on
Downtown Pedestrian Projects

ACTION
RESUMED

8. Director's response to Civil Grand Jury report entitled "Planning
Commission Discretionary Review."

(TAKEN OUT OF
ORDER & HEARD
AFTER DIRECTOR'S
UN-SCHEDULED MATTERS)

E. CONSENT CALENDAR - PUBLIC HEARING CLOSED

9. 92.442D (BERKOWITZ)

546 TERESITA BOULEVARD, west side between Bella Vista and Arroyo
Ways, Lot 8 in Assessor's Block 2966A -- Request for Discretionary
Review of Building Permit Application No. 9208448 for the construction of
the a vertical addition including two bedrooms and a bathroom for a
single family house in an RH-1 (House, One-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

NOTE: ON SEPTEMBER 24, 1992, AFTER RECEIVING PUBLIC
TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING
AND CONTINUED THE MATTER TO NOVEMBER 12, 1992 BY A VOTE
OF 5-0. COMMISSIONER BOLDRIDGE AND SMITH WERE ABSENT.
ON NOVEMBER 12, 1992, THE COMMISSION HEARD FURTHER
COMMENTS FROM THE PROJECT SPONSOR AND DISCRETIONARY
REVIEW REQUESTORS AND CONTINUED THE MATTER TO
NOVEMBER 19, 1992. COMMISSIONERS BOLDRIGE AND SMITH
HAVE REQUESTED COPIES OF THE SEPTEMBER 24, 1992 HEARING
TAPE TO ALLOW THEM TO VOTE ON FINAL ACTION. THE PUBLIC
HEARING REMAINS CLOSED.

NOTE: AFTER ADDITIONAL CONTINUANCES, ON FEBRUARY 11,
1993, COMMISSIONER FUNG MOVED TO TAKE DISCRETINARY
REVIEW, SECONDED BY COMMISSIONER LOWENBERG. THE
RESULTING VOTE WAS 3-1, WITH COMMISSIONER UNOBSKEY
VOTING AGAINST THE MOTION. COMMISSIONERS BOLDRIDGE,
PROWLER AND SMITH WERE ABSENT. THE ABSENT
COMMISSIONERS ARE TO BE PROVIDED WITH COPIES OF THE
HEARING TAPE FROM 2/11/93 AND ALL RELATED CASE MATERIAL
FOR REVIEW PRIOR TO FINAL ACTION.

IF THE MOTION TO TAKE DISCRETIONARY REVIEW PASSES, A PUBLIC
HEARING ON THE MATTER WILL BE HELD AT 7:30 P.M., TODAY.

F. CONSIDERATION OF FINDINGS & FINAL MOTION - PUBLIC HEARING CLOSED

APPROVED 10.
w/ CONDITIONS
AS MODIFIED

- 90.109EXC PUBLIC HEARING CLOSED

(BADINER)

72-82 NATOMA STREET, north side between First and Second Streets
running through to Minna Street, Lots 45A, 46, 53 and 54 in Assessor's
Block 3721 -- Request for Determinations of Compliance and Exceptions

(6-1)
No: PROWLER
MOTION #:

13469 C
13470 X

Item 90.109C continued

under Section 309 (Permit Review in C-3 (Downtown) Districts) and Request for Conditional Use Authorization to construct a 48 story residential building with parking and retail uses, in the C-3-0 (Downtown Commercial, Office) District and 500-S and 550-S Height and Bulk Districts. The proposed project is an approximately 48 story, 475 foot tall tower containing approximately 509 residential units, 509 parking spaces and 10,000 square feet of retail space and is requesting Conditional Use Authorization, including authorization for increased residential density and parking in excess of that permitted as an accessory use and exceptions under Section 309, including exceptions to the side setback, rear yard requirements, dwelling unit exposure, independently accessible parking requirements and truck maneuvering requirements. The project which was previously advertised has been modified to increase the parking from 406 parking spaces to 509 parking spaces and to request an exception under Section 309 to the independently accessible parking requirement.

NOTE: ON DECEMBER 17, 1992, AFTER RECEIVING TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JANUARY 14, 1993. COMMISSIONERS LOWENBERG AND SMITH WERE ABSENT

(Continued from Regular Meeting of February 18, 1993)

3:30 P.M.

G. REGULAR CALENDAR

11. 92.475EC

(GREEN) - HEARD
AFTER #10

APPROVED
w/ CONDITIONS
(7-0)
MOTION #:
13472

1145 LARKIN STREET, southwest corner Bush Street; Lot 1 in Assessor's Block 669 -- Request for Conditional Use Authorization to: (a) alter an existing building on a lot in excess of 10,00 square feet to include 42 units of affordable rental group housing for the elderly, (b) to establish a single non-residential activity in excess of 3,000 square feet, (c) to establish On Lok Senior Housing Inc., defined as Other Institution, Large (Section 790.50 of the Planning Code) on the second floor, (d) to reduce the required residential off-street parking requirements. The project site as described above is within the Polk Street Neighborhood Commercial District. Also, required as part of the project considerations, are requests to the Zoning Administrator to: (a) modify the required rear yard, (b) reduction of the Usable Open Space requirements, and (c) relief from dwelling unit exposure to open space requirements.

ZONING
ADMINISTRATOR
CLOSED PUBLIC
HEARING & HAS
TAKEN THE MATTER
UNDER ADVICE/MENT.

12. 92.475V

(GREEN)

1145 LARKIN STREET, southwest corner of Bush Street; Lot 1 in Assessor's Block 669, rear yard and dwelling unit exposure variances sought the proposal is to establish 42 units of affordable rental group

Item 92.475V continued

housing for the elderly together with an adult day health care facility within an existing three story over basement building. The Planning Code requires an open and unobstructed rear yard equal to 25% of the average lot depth at second story and at each succeeding story of the building, or an open area between two or more buildings equal to 25% of lot area (and at the same level as the required yard). The project includes an open area between the two existing buildings at the second floor equal to approximately 14 percent of the total lot area (2,661 square feet). The project is required to provide an area of approximately 4,875 square feet (25% of the lot area).

Also, the Planning Code requires that each dwelling unit shall face directly on an open area no less than 25 feet in every horizontal dimension. Eight of the proposed residential units on the third floor do not comply with this provision.

13. 90.807C (GREEN)
1303 LARKIN STREET, northwest corner of Pine Street -- Request for Conditional Use Authorization to amend conditions of a previous Conditional Use Authorization as set forth in City Planning Commission Motion No. 13189 for development of 63 residential units designed specifically for the elderly within the Polk Street Neighborhood Commercial District. The residential units are to be constructed above an existing Postal Service Facility.
 (Continued from Regular Meeting of February 18, 1993)

14. 92.266C (GREEN)
1564-72 UNION STREET: north side between Franklin Street and Van Ness Avenue; Lot 15 in Assessor's Block 527 -- Request for Conditional Use Authorization to develop in excess of 5,000 square feet in size and located within the Union Street Neighborhood Commercial District. The proposal is to demolish the existing one story building containing three commercial tenants and the construction of a four-story building containing ground floor commercial floor area and nine off-street parking spaces and a total of nine dwelling units on three floors above on a lot approximately 5,867 square feet in size.
 (Continued from Regular Meeting of February 11, 1993)

15. 92.258Z
66 CERES STREET, west side between Williams and Thomson Avenues, Lot 10 and 11 in Assessor's Block 5409 - Request for reclassification from an RH-1 (House, One-Family) District to RH-2 (House, Two-Family) District.
 (Continued from Regular Meeting of January 7, 1993)

8:50 p.m.
 (L. SCOTT) — HEARD
 AFTER #22

16.

(BADINER/CONRAD) — *TAKEN**APPROVED**(7-0)**MOTION #:**13471*

1975 POST STREET, JONES MEMORIAL METHODIST CHURCH, south side of Post Street between Steiner and Avery Streets, Lot 39 in & & Assessor's Block 702 - Request for Commission consideration of Variances from the Western Addition Redevelopment Plan for the construction of a new church building. The Western Addition Redevelopment Plan requires buildings to be set back 5 feet from Post, Steiner and Avery Streets, and sets a maximum lot coverage of 75 percent. The project includes no setbacks except at the building entrance and would cover 91 percent of the lot. The Western Addition Redevelopment Plan requires that the Commission review and approve any variances.

(Continued from Regular Meeting of February 4, 1993)

*OUT OF
ORDER &
HEARD
PRIOR TO
#11*

WITHOUT

17.

*HEARING,**CONTINUED TO**3-11-93**(7-0)*

92.131C

(McDONALD) — *FOLLOW*

555 ELLIS STREET, south side between Leavenworth and Hyde Streets, Lots 23 and 24 in Assessor's Block 334. A request for authorization of conditional use to permit construction of a building containing as many as 38 affordable rental dwelling units, 1110 square feet of retail space and a community meeting room at a height exceeding 40 feet in an RC-4 (Residential-Commercial Combined, High Density) District and the North of Market Residential Special Use District (NOMRSUD) with an 80-T Height and Bulk designation.

(Continued from Regular Meeting of February 18, 1993)

*#15**APPROVED*

18.

*w/ CONDITIONS**(7-0)**MOTION #**13474*

92.625C

(NIXON)

430 HAYES STREET, north side between Octavia and Gough Streets, Lot 39 in Assessor's Block 808 - Request for conditional use authorization to allow the conversion of two offices, in a building under construction, to two dwelling units without required off-street parking within the Hayes-Gough Neighborhood Commercial District.

APPROVED w/

19.

*CONDITIONS AS**MODIFIED**(7-0)**MOTION # 13475*

93.035C

(MILLER)

251 SCHWERIN STREET, east side south of Sunnysdale Avenue, Lot 107 in Assessor's Block 6309 -- Request for Authorization of CONDITIONAL USE to establish a COMMUNITY FACILITY (Family Service Agency of San Francisco) in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

20.

92.725C

(HING)

*APPROVED**w/ CONDITIONS**(7-0)**MOTION #**13476*

1328 CASTRO STREET, west side between 24th and 25th Streets; Lot 04 in Assessor's Block 6506 -- Request for Conditional Use Authorization to establish a Business or Professional Service Office (as defined in Section 790.108 of the Planning Code) on the second story of an existing three story building in the 24th Street-Noe Valley Neighborhood Commercial District.

FEBRUARY 25, 1993

- APPROVED
CONDITIONS
(7-0)
MOTION #
13477
21. 92.667C (PEARL)
251 CLEMENT STREET, southwest corner of Fourth Avenue, Lot 37 in Assessor's Block 1435 -- Request for authorization of Conditional Use to establish Business or Professional Services in a second story addition to an existing one-story commercial building in the Inner Clement Neighborhood Commercial District in a 40-X Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE AT APPROXIMATELY 7:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 7:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 7:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

- INTENT TO
APPROVE WITH
CONDITIONS
(5-2)
D: LEVINE
UNOBSEKEY
FINAL LANGUAGE
3-4-93
PUBLIC HEARING
CLOSED
22. 92.442D (BERKOWITZ)
546 TERESITA BOULEVARD, west side between Bella Vista and Arroyo Ways, Lot 8 in Assessor's Block 2966A -- Discretionary Review of Building Permit Application No. 9208448 for the construction of the a vertical addition including two bedrooms and a bathroom for a single family house in an RH-1 (House, One-Family) district.
- NOTE: THE PUBLIC HEARING ON THIS MATTER WILL ONLY BE HEARD IF THE MOTION TO TAKE DISCRETIONARY REVIEW PASSED UNDER THE CONSENT CALENDAR.

Adjournment — 9:47 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Copies of the revised Residential Conservation Controls Ordinance are available for \$10.00 each at the 4th floor reception desk from 8:00 - 12:00 A.M. and 2:00 - 5:00 P.M. or may be reviewed at the Department or all San Francisco Public Libraries.

NOTICE**CENTRAL EMBARCADERO OPEN SPACE PROJECT**

The City Planning Commission and the Recreation and Park Commission will hold a special joint hearing March 25, 1993, to consider a resolution authorizing the use of approximately \$200,000 of the Downtown Park Fund for completion of the preliminary design work (design development) for the open space project associated with the Central Embarcadero Roadway project.

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



51-
C55
#21
3/25/93
63

**S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY
MARCH 25, 1993
ROOM 282, CITY HALL
12:00 P.M.

DOCUMENTS DEPT
JUN 9 1993
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Fung, Boldridge, Levine, Lowenberg, Prowler, Smith, Unobskey.

12:00 P.M.

EXECUTIVE SESSION, DIRECTOR'S ON-GOING EVALUATION.

Adjourned: 1:30 P.M.

1:36 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:36 P.M.

STAFF ATTENDANCE: Lu Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Paul Deutsch, Barry Pearl, Alice Glasner, Michael Berkowitz, Andy Blauvelt, Mark Paez, Larry McDonald, Susana Montana, Gerald Green, Jim Nixon, Grace Hing, Inge Horton, Lois Scott, Gene Coleman, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 92.287E & 92.288E (DEUTSCH)
RESIDENTIAL CONSERVATION CONTROLS - APPEAL OF PRELIMINARY
NEGATIVE DECLARATION, Residential Conservation Controls (RCC). Proposed text amendments to the City Planning Code affecting zoning controls applicable to RH and RM Districts citywide. Interim and permanent zoning controls would affect the size and design of proposed residential alterations and new construction would change allowable curb cut and garage door widths, would require design review for all permit applications, would effectuate various other changes to various sections of the City Planning Code, and would change Department of City Planning procedures for processing permits in the affected zoning district.
(Proposed for continuance to May 6, 1993)

**CONTINUED TO MAY 6, 1993
ABSENT: COMMISSIONER BOLDRIDGE**

VOTE: 6-0

2. 92.714C (PEARL)
2675 GEARY BOULEVARD, south side between Masonic Avenue and Lyon Street; Lot 1 in Assessor's Block 1094 -- Request for authorization of Conditional Use under Section 712.43 of the Planning Code to establish a Large Fast Food Restaurant of approximately 1,161 gross square feet within the shopping center in an NC-3 (Moderate-Scale Neighborhood Commercial District) in a 40-X Height and Bulk District.
(Proposed for Continuance to April 1, 1993)

CONTINUED TO APRIL 1, 1993

VOTE: 6-0

ABSENT: COMMISSIONER BOLDRIDGE

3. 92.639E (GLASNER)
333 TAYLOR STREET, GLIDE FOUNDATION AFFORDABLE HOUSING, between Ellis and O'Farrell Streets (Assessor's Block 324, Lots 4, 4A, 4B, and 5). The project would construct a nine-story building for use as affordable housing and children's day care pm a vacant lot on an RC-4 (residential commercial combined, high density) District. The total gross floor area of the new construction would be about 44,700 square feet. For information about the preliminary negative declaration, please call Alice Glasner at 558-6424.
(Proposed for Continuance to April 1, 1993)

CONTINUED TO APRIL 1, 1993

VOTE: 6-0

ABSENT: COMMISSIONER BOLDRIDGE

4. 92.671D (BERKOWITZ)
386 CONNECTICUT STREET, west side between 18th and 19th Streets, Lot 14 in Assessor's Block 4035 - Request for Discretionary Review of Building Permit Application No. 9210166 for the construction of a three-story, two-unit residential building in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 11, 1993)
(Proposed for Continuance to April 1, 1993)

CONTINUED TO APRIL 1, 1993

VOTE: 6-0

ABSENT: COMMISSIONER BOLDRIDGE

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

Public Comment continued

SPEAKERS: Mr. Callen

RE: 111 Taylor Street - Sheriff Facility

Margaret Sigel

RE: Illegal Amnesty Program

John Bardis

RE: 179-93-1 (Board of Supervisors) increase density of residential units

Joe O'Donoghue

RE: Public Comment at Board of Supervisors on radio KPOO from their 3/22/93 public hearing regarding the RCC hearing procedures at the Planning Commission

Babette Drefkey

RE: S.F. General Hospital Parking Garage

Mike Page

RE: Unlimited habitation in residential units

C. COMMISSIONERS' QUESTIONS AND MATTERS

PROWLER: RE: CONVERTED RESIDENTIAL UNITS

LEVINE : RE: "TALKING STICK"

D. DIRECTOR'S REPORT

2:17 P.M.

5. BOARD OF PERMIT APPEAL/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

REVIEW COMPLETE

NO ACTION REQUIRED

2:21 P.M.

6. NCIC

(BLAUVELT)

1223 - 25TH AVENUE, west side between Lincoln Way and Irving Street, Lot 3 in Assessor's Block 1725 -- Informational presentation of Building Permit Application No. 9105627 to construct extensive alterations, including a vertical and horizontal addition and a second dwelling unit, to the existing one-story-over-garage, single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

NO OPPOSITION

NO DISCRETIONARY REVIEW

VOTE: 7-0

E. CONSIDERATION OF FINDINGS/FINAL MOTIONS - PUBLIC HEARING CLOSED2:30 P.M.7. 91.121A **PUBLIC HEARING CLOSED** (PAEZ)

1051 TAYLOR STREET, GRACE CATHEDRAL CLOSE, The entire block bounded by California, Taylor Jones and Sacramento Streets, Lot 1 in Assessor's Block 246 -- An application for a Certificate of Appropriateness for the Grace Cathedral Close Alterations Project. The Grace Cathedral Close, excluding the Cathedral House and the existing surface parking lot, has been designated as City Landmark No. 170. The alteration of landmark features proposed by the project includes: the relocation of a 130-foot portion of the Crocker Fence, the reconstruction of the existing staircase at Taylor and California Streets, and the construction of an addition to the Cathedral school for boys. The project will also require review for consistency with Section 101.1 of the Code for the demolition of the Cathedral House, an architecturally significant building and the construction of a new Chapter House which would front on Sacramento Street.

(Continued from Regular Meeting of March 18, 1993)

NOTE: ON FEBRUARY 11, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

**SPEAKERS: Zane Gresham, William Turnbull, Michael Levin, Ann Bloomfield
Winchell Howard, Sue Hestor, Charlie Heist**

ACTION: APPROVED AS MODIFIED

VOTE: 6-0

EXCUSED: COMMISSIONER SMITH

MOTION NO.: 13487

2:30 P.M.8. 91.121C **PUBLIC HEARING CLOSED** (PAEZ)

1051 TAYLOR STREET, GRACE CATHEDRAL CLOSE, the entire block bounded by California, Taylor, Jones, and Sacramento Streets, Lot 1 in Assessor's Block 246 -- Request for authorization of Conditional Use for a Planned Unit Development to permit alteration and expansion of a religious facility (Grace Cathedral) and a private elementary school (Cathedral School for Boys) requiring modification of otherwise-applicable City Planning Code standards for rear yard, also requiring a Certificate of Appropriateness for the construction and alteration of structures on a landmark site, in an RM-4 (Mixed Residential, High Density) District, the Nob Hill Special Use District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of March 18, 1993)

NOTE: ON FEBRUARY 11, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

Item 91.121C continued

SPEAKERS: Zane Grasham, William Turnbull, Michael Levin, Ann Bloomfield
Winchell Howard, Sue Hestor, Charlie Heist

ACTION: APPROVED AS MODIFIED

VOTE: 7-0

9. 92.131C (McDONALD)

555 ELLIS STREET, south side between Leavenworth and Hyde Streets, Lots 23 and 24 in Assessor's Block 334. A request for authorization of conditional use to permit construction of a building containing as many as 38 affordable rental dwelling units, 1110 square feet of retail space and a community meeting room at a height exceeding 40 feet in an RC-4 (Residential-Commercial Combined, High Density) District and the North of Market Residential Special Use District (NOMRSUD) with an 80-T Height and Bulk designation.

(Continued from Regular Meeting of March 11, 1993)

NOTE: ON MARCH 11, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 7-0.

**WITHOUT HEARING,
CONTINUED TO APRIL 1, 1993**

VOTE: 6-0

ABSENT: COMMISSIONER BOLDRIDGE

2:30 P.M.

F. REGULAR CALENDAR

3:07 P.M.

10. 93.096C (PAEZ)

1051 TAYLOR STREET GRACE CATHEDRAL CLOSE, the entire block bounded by California, Taylor, Jones, and Sacramento Streets, Lot 1 in Assessor's Block 246 - Request for authorization of Conditional Use to permit a commercial off-street parking facility to serve uses permitted in an RM-4 (Mixed Residential, High Density) District, and the Nob Hill Special Use district. The site is located within a 65-A Height and Bulk District.

(Continued from Regular Meeting of March 18, 1993)

**INTENT TO APPROVE WITH CONDITIONS
FINAL LANGUAGE APRIL 15, 1993
PUBLIC HEARING CLOSED**

VOTE: 6-0

RECESS FROM 3:50 P.M. - 4:00 P.M.

6:00 P.M.

11. 92.493C (MONTANA)
103-105 FREELON, southwest corner at Fourth Street, Lot 30 of Assessor's Block 3777 -- Request for conditional use authorization to convert a dwelling unit to additional restaurant space in an SLI (Service/Light Industrial) District and a 50-X height and bulk district.
NOTE: ON DECEMBER 10, 1992, THE COMMISSION VOTED TO RE-OPEN THE PUBLIC HEARING AND CONTINUE THE MATTER TO MARCH 4, 1993 BY A VOTE OF 6-0. COMMISSIONER LOWENBERG WAS ABSENT. ON MARCH 11, 1993, AFTER RECEIVING PUBLIC TESTIMONY THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER TO MARCH 25, 1993, BY A VOTE OF 7-0.
(Continued from Regular Meeting of February 25, 1993)

**INTENT TO APPROVE WITH CONDITIONS
FINAL LANGUAGE APRIL 8, 1993
PUBLIC HEARING CLOSED**

VOTE: 7-0

6:35 P.M.

12. 93.114ET (GREEN)
NEIGHBORHOOD COMMERCIAL DISTRICTS (ARTICLE 7), CITYWIDE, Public hearing to consider initiation of an amendment of the City Planning Code adding Section 790.93 and amending Section 790.102 to permit coffee houses and other non-alcoholic beverage oriented commercial activities as a retail sales and service use within Neighborhood Commercial Districts.

**ACTION: APPROVED
RESOLUTION NO.: 13489
PUBLIC HEARING: APRIL 29, 1993**

VOTE: 7-0

6:45 P.M.

13. 92.720C (NIXON)
630-636 VAN NESS AVENUE AND 661 TURK STREET, east side of Van Ness Avenue between Turk and Elm Streets and south side of Turk Street between Polk Street and Van Ness Avenue; Lots 10, 11, 13, 14 and 15 in Assessor's Block 763 - Request for Conditional Use as a Planned Unit Development to allow construction of a 33 space non-accessory parking lot and seeking exceptions from fence design standards and front setback requirements, along Van Ness Avenue, after demolition of three commercial buildings in an RC-4 (Residential-Commercial Combined, High Density) District with a 130-V Height and Bulk designation within the Van Ness Avenue Special Use District.
(Continued from Regular Meeting of March 18, 1993)

**ACTION: APPROVED WITH CONDITIONS AS MODIFIED
MOTION NO.: 13490**

VOTE: 7-0

7:03 P.M.

14. 92.725C (HING)
544-546 CASTRO STREET, west side between 18th and 19th Streets;
Lot 7 in Assessor's Block 2695 -- Request for Conditional Use
Authorization to permit expansion of an existing nonconforming full
service restaurant in the Castro Street Neighborhood Commercial District.
The proposal is to expand the floor area of the establishment by
enclosing an existing rear patio with a seating capacity of thirty (30)
persons. (Continued from Regular Meeting of March 18, 1993)

HEARING HELD
CONTINUED TO APRIL 1, 1993
PUBLIC HEARING CLOSED

VOTE: 7-0

7:20 P.M.

15. 92.692C (PEARL)
1970 McALLISTER STREET, north side between Central Avenue and
Lyon Street; Lot 14 in Assessor's Block 1159 -- Request for authorization
of Conditional Use to extend the March 31, 1993 termination date for a
period of twenty years for a nonconforming automobile repair garage in
an RM-1 (Mixed, Residential, Low Density) District in a 40-X Height and
Bulk District.
(Continued from Regular Meeting of March 18, 1993)

ACTION: APPROVED WITH CONDITIONS
MOTION NO.:13491

VOTE: 7-0

8:00 P.M.

16. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, Public hearing on the
revised Residential Conservation Control for an interim period not to
exceed 6 months.
(Continued from Regular Meeting of March 4, 1993)

HEARING HELD
CONTINUED TO APRIL 1, 1993

VOTE: 7-0

17. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, Public hearing on the
revised Residential Conservation Controls as permanent controls.
(Continued from Regular Meeting of March 4, 1993)

HEARING HELD
CONTINUED TO APRIL 1, 1993

VOTE: 7-0

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE AT APPROXIMATELY 9:40 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

18. 93.085D (SCOTT)
2417-21 LARKIN STREET, west side between Greenwich and Filbert Streets, Lot 7 in Assessor's Block 524 - Building Permit Application No. 9219139 to merge two dwelling units into one dwelling unit in an existing five unit dwelling in an RH-3, (House, Three-Family) District (resulting in a reduction from 5 to 4 dwelling units.)

**TAKE DISCRETIONARY REVIEW
DISAPPROVED**

VOTE: 5-0

**ABSENT: COMMISSIONERS BOLDRIDGE AND UNOBSKEY
MOTION NO.13492**

10:17 P.M.

19. 93.072D (COLEMAN)
312 CHERRY STREET, eastside, Lot 18 in Assessor's Block 1013 -- Request for Discretionary Review of Building Permit Application proposing construction of a two story addition to the rear of an existing single family house, including a new wood deck.
(Continued from Regular Meeting of March 11, 1993)

**NO DISCRETIONARY REVIEW
WITH PROJECT MODIFICATIONS**

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, UNOBSKEY AND PROWLER

Adjourned: 11:20 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE
PRESIDIO BRIEFING POSTPONED

The briefing on Presidio transportation and natural resources issues has been postponed until **April 1**. For further information on City activities regarding the Presidio, please call Alison Kendall at 558-6290. For information on upcoming National Park Service "brown bag briefings" on Presidio Infrastructure, management, and historic resources, call the Presidio Information Center at 556-3111.

NOTICE

Special Joint Hearing--City Planning Commission and Recreation & Park Commission

April 15, 1993

5:30 p.m.

Room 282, City Hall

1. Mid-Embarcadero Open Space Project (KOHLESTRAND)
Consideration of a resolution authorizing the use of \$197,000 of the Downtown Park Fund for the open space project associated with the Mid-Embarcadero Roadway project. Funds would be used for a development of an implementation strategy and assessment of funding possibilities for development and maintenance of the open space; completion of a land use study for properties to be transferred to the city, including initial studies for environmental work; development of a programming strategy for the open space, and preparation of a scope for the design phase of the project.
2. 93.159M (SHOTLAND)
Amendment of the Recreation and Open Space Element of the Master Plan
As part of consideration of the 1993-94 Open Space Program, the City Planning Commission will consider a resolution amending the Recreation and Open Space Element of the Master Plan to accommodate acquisition of a number of parcels in the Bernal Heights and Oceanview neighborhoods for open space purposes.
3. 93.148R (SHOTLAND)
1993-94 Open Space Program (Proposition E)
Consideration of a resolution endorsing the 1993-94 Open Space Program and use of Proposition E funds. The City Planning Commission will also consider making a finding of consistency of the program with the Master Plan, as amended.

C55
#21
4/1/93

**S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 1, 1993
ROOM 282, CITY HALL
1:30 P.M.**

DOCUMENTS DEPT
JUN 9 1993
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Fung, Levine, Lowenberg, Prowler, Unobskey.

ABSENT: Commissioners Boldridge, Smith,

1:45 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:45 P.M.

STAFF IN ATTENDANCE: Lu Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Alison Kendall, Peter Albert, Glenda Skiffer, Larry McDonald, Grace Hing, Milton Edelin, Barry Pearl, Inge Horton, Gene Coleman, Mike Berkowitz and Gerald Green - Acting Administrative Secretary

A. ITEMS TO BE CONTINUED

1. 92.659L (MARSH)
809 BROADWAY, Our Lady of Guadalupe Church, north side between Mason and Taylor Streets; Lot 9 in Assessor's Block 149. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of Our Lady of Guadalupe Church as Landmark No. 204 pursuant to Article 10 of the City Planning Code. Lot 9 in Assessor's Block 149 in zoned RM-2 (Mixed Residential, Low Density) District and is in 40-X Height and Bulk District.
(Proposed for Continuance to April 29, 1993)

CONTINUED TO APRIL 29, 1993

VOTE: 5-0

ABSENT: COMMISSIONERS SMITH AND BOLDRIDGE

2. 93.058L (MARSH)
GEORGE GIBBS RESIDENCE AND CARETAKER'S COTTAGE, 2622-24 JACKSON & 2629 -1/2 PACIFIC STREET, north side between Pierce and Scott Streets; Lot 8, 9 and 10 within Assessor's Block 585. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the George Gibbs Residence and Caretaker's Cottage as Landmark No. 203 pursuant to Article 10 of the City Planning Code. Lots 8 and 9 are zoned RH-2 (House, Two Family) District and Lot 10 is zoned RH-1 (House, One Family)

Item 93.058L continued

District. All three lots are located within a 40-X Height and Bulk District.
(Proposed for Continuance to April 29, 1993)

CONTINUED TO APRIL 29, 1993

VOTE: 5-0

ABSENT: COMMISSIONERS SMITH AND BOLDRIDGE

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

SPEAKER: Bud Wilson

RE: Comments made at Board of Supervisor's about the Planning Commission

C. COMMISSIONERS' QUESTIONS AND MATTERS

PROWLER: Re-write statement of Discretionary Review on Building Applications

LEVINE: Requested locations of proposed acquisition property under the Open Space Program prior to April 15, 1993.

D. DIRECTOR'S REPORT

3. BUREAU OF PERMIT APPEAL/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

NO ACTION REQUIRED

1:51 P.M.

(KENDALL)

- 4. PRESIDIO PLAN BRIEFING: Transportation and Natural Resource Management**
Briefing by National Park Service staff on transportation and natural resource management issues to be addressed in the Draft Presidio General Management Plan Amendment and Environmental Impact Statement to be released in mid 1993. This is the third in a series of briefings on Presidio planning issues. The fourth and final briefing on May 20 will address management and socio-economic impacts. For

Item 4 continued

further information contact Alison Kendall, the City's Presidio Planning Coordinator, at 558-6290.

**SPEAKERS: Don Neubacher, Lurella Harris, John Barbey, Virginia Conway,
Dorothy Seidl, Donna Davis**

MEETING HELD

NO ACTION REQUIRED

3:30 P.M.

(ALBERT)

5. BERNAL HEIGHTS INFRASTRUCTURAL IMPROVEMENT, Informational presentation of the Department of City Planning's role in the planning, design and implementation of life/safety improvements on the east and south scope of Bernal Heights. These improvements include street widening and paving, upgraded sewer and water lines, new pedestrian stairways, street lighting and undergrounding utilities, and are funded in part by the San Francisco County Transportation Authority. (Continued from Regular Meeting of March 18, 1993)

SPEAKERS: Peter Schwab, Joe Kaarisher, Lurella Harris, Terry Milne

MEETING HELD

NO ACTION REQUIRED

2:42 P.M.

(SKIFFER)

6. Consideration of adopting a resolution of support for the University of California, San Francisco, expanding in the City of San Francisco.

SPEAKERS: Marion Aird, Bruce Spalding, Roy Barzler, John Bardis

ACTION: APPROVED

VOTE: 5-0

ABSENT: COMMISSIONERS SMITH AND BOLDRIDGE

RESOLUTION NO.: 13493

E. CONSIDERATION OF FINDINGS/FINAL MOTIONS - PUBLIC HEARING CLOSED

3:55 P.M.

7. 92.131C (McDONALD)
555 ELLIS STREET, south side between Leavenworth and Hyde Streets, Lots 23 and 24 in Assessor's Block 334. A request for authorization of

Item 92.131C continued

conditional use to permit construction of a building containing as many as 38 affordable rental dwelling units, 1110 square feet of retail space and a community meeting room at a height exceeding 40 feet in an RC-4 (Residential-Commercial Combined, High Density) District and the North of Market Residential Special Use District (NOMRSUD) with an 80-T Height and Bulk designation.

(Continued from Regular Meeting of March 25, 1993)

NOTE: ON MARCH 11, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 7-0.

SPEAKERS: Tom Jones

ACTION: APPROVE WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONERS SMITH AND BOLDRIDGE

MOTION NO.: 13494

3:30 P.M.

F. REGULAR CALENDAR

4:04 P.M.

8. 92.725C **PUBLIC HEARING CLOSED** (HING)
544-546 CASTRO STREET, west side between 18th and 19th Streets;
Lot 7 in Assessor's Block 2695 -- Request for Conditional Use
Authorization to permit expansion of an existing nonconforming full
service restaurant in the Castro Street Neighborhood Commercial District.
The proposal is to expand the floor area of the establishment by
enclosing an existing rear patio with a seating capacity of thirty (30)
persons. (Continued from Regular Meeting of March 18, 1993)
(Continued from Regular Meeting of March 25, 1993)

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER SMITH AND BOLDRIDGE

MOTION NO.: 13495

9. Consideration of a resolution approving the Department's Affirmative Action, Equal Opportunity Program (EDELIN)

ACTION: WITHOUT HEARING, CONTINUED TO APRIL 8, 1993

VOTE: 5-0

ABSENT: COMMISSIONERS SMITH AND BOLDRIDGE

4:10 P.M.

10. 92.714C (PEARL)
2675 GEARY BOULEVARD, south side between Masonic Avenue and Lyon Street; Lot 1 in Assessor's Block 1094 -- Request for authorization of Conditional Use under Section 712.43 of the Planning Code to establish a Large Fast Food Restaurant of approximately 1,161 gross square feet within the shopping center in an NC-3 (Moderate-Scale Neighborhood Commercial District) in a 40-X Height and Bulk District.
(Continued from Regular Meeting of March 25, 1993)

ACTION: APPROVE WITH CONDITIONS**VOTE: 5-0****ABSENT: COMMISSIONERS SMITH AND BOLDRIDGE****MOTION NO.: 13496**

11. 92.639E (GLASNER)
333 TAYLOR STREET, GLIDE FOUNDATION AFFORDABLE HOUSING, between Ellis and O'Farrell Streets (Assessor's Block 324, Lots 4, 4A, 4B, and 5). Appeal of Preliminary Negative Declaration. The project would construct a nine-story building for use as affordable housing and children's day care on a vacant lot in an RC-4 (residential commercial combined, high density) District. The total gross floor area of the new construction would be about 44,700 square feet. For information about the preliminary negative declaration, please call Alice Glasner at 558-6424.
(Continued from Regular Meeting of March 25, 1993)

ACTION: WITHOUT HEARING, CONTINUED TO APRIL 8, 1993**VOTE: 5-0****ABSENT: COMMISSIONERS SMITH AND BOLDRIDGE**4:15 P.M.

12. 93.039C (HING)
570 GREEN STREET, north side between Stockton Street and Grant Avenue; Lot 20 in Assessor's Block 116 -- Request for Conditional Use Authorization to establish Other Entertainment (as defined by Section 790.38 of the Planning Code) within an existing self-service restaurant/laundromat in the North Beach Neighborhood Commercial District.
(Continued from Regular Meeting of March 18, 1993)

ACTION: APPROVE WITH CONDITIONS AS MODIFIED**VOTE: 5-0****ABSENT: COMMISSIONERS SMITH AND BOLDRIDGE****MOTION NO.: 13497**

RECESS FROM 4:30 P.M. - 5:00 P.M.

13. 93.071C (HING)
729-733 VALLEJO STREET, south side between Stockton and Powell Streets; Lot 26 in Assessor's Block 147 -- Request for Conditional Use Authorization to add one billiard table (defined by Planning Code Section 790.38 as Other Entertainment) within an existing Bar in the North Beach Neighborhood Commercial District.

ACTION: APPROVE WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONERS SMITH AND BOLDRIDGE

MOTION NO.: 13498

5:35 P.M.

14. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, Public hearing on the revised Residential Conservation Control for an interim period not to exceed 6 months.
(Continued from Regular Meeting of March 25, 1993)

**SPEAKERS: John Barbey, Harold Wright, John Schlesinger, Edith McMillan,
Charlotte Mack, Joseph Camhi, Hisohi Farkins, Margaret Sigel**

MEETING HELD

ACTION: CONTINUED TO APRIL 8, 1993

VOTE: 5-0

**ABSENT: COMMISSIONERS SMITH, BOLDRIDGE AND PROWLER (LEFT AT
7:23 P.M.)**

15. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, Public hearing on the revised Residential Conservation Controls as permanent controls.
(Continued from Regular Meeting of March 25, 1993)

**SPEAKERS: John Barbey, Harold Wright, John Schlesinger, Edith McMillan,
Charlotte Mack, Joseph Camhi, Hisohi Farkins, Margaret Sigel**

MEETING HELD

ACTION: CONTINUED TO APRIL 8, 1993

VOTE: 4-0

**ABSENT: COMMISSIONERS SMITH, BOLDRIDGE AND PROWLER (LEFT AT
7:23 P.M.)**

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE AT APPROXIMATELY 8:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 8:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 8:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

16. 93.115D (COLEMAN)
379 GAMBIER STREET, east side between Burrows and Felton Streets, Lot 6B in Assessor's Block 5966 --- Request for Discretionary Review of Building Permit Application No. 9219103 for legalization of an existing deck in an RH-1 (House, One-Family) District.

SPEAKERS: Shelley Wang, Dianne Brenner, Todd Brenner

ACTION: PERMIT APPROVED WITH MODIFIED DECK,
PRIVACY SCREEN, AND NOTICE OF SPECIAL
RESTRICTION

VOTE: 4-0

ABSENT: COMMISSIONERS SMITH, BOLDRIDGE AND PROWLER

17. 93.116D (COLEMAN)
1730 - 8TH AVENUE, east side between Moraga and Noriega Streets, Lot 7 in Assessor's Block 2042 --- Request for Discretionary Review of Building Permit Application No. 9216601 to repair earthquake damage and add a dwelling unit to an existing single-family dwelling. Room and deck additions will be at the rear of the building on all floors. The project is located in an RH-2 (House, Two-Family) District.

SPEAKERS: Mariuca Naum, Ingo Oldameier, Jacqueline Shownwalt,
Christine Shownwalt, George Rhinehart, David Faulbuer

ACTION: APPROVED PERMIT WITH MODIFICATIONS

VOTE: 4-0

ABSENT: COMMISSIONERS SMITH, BOLDRIDGE AND PROWLER

18. 92.734D (BERKOWITZ)
3824 - 21ST STREET, north side between Noe and Castro Streets, Lot 11 in Assessor's Block 3603 -- Request for Discretionary Review of Building Permit Application NO. 9219068 for the construction of a three story rear yard addition to a single family house in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 11, 1993)

WITHOUT HEARING,

ACTION: CONTINUED TO APRIL 8, 1993

VOTE: 4-0

ABSENT: COMMISSIONERS SMITH, BOLDRIDGE AND PROWLER

19. 92.671D (BERKOWITZ)
386 CONNECTICUT STREET, west side between 18th and 19th Streets,
Lot 14 in Assessor's Block 4035 - Request for Discretionary Review of
Building Permit Application No. 9210166 for the construction of a three-
story, two-unit residential building in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 25, 1993)

WITHOUT HEARING,**ACTION: CONTINUED TO APRIL 8, 1993****VOTE: 4-0****ABSENT: COMMISSIONERS SMITH, BOLDRIDGE AND PROWLER****Adjourned: 10:00 p.m.**

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE**Special Joint Hearing--City Planning Commission and Recreation & Park Commission****April 15, 1993****5:30 p.m.****Room 282, City Hall**

1. Mid-Embarcadero Open Space Project (KOHLSTRAND)
Consideration of a resolution authorizing the use of \$197,000 of the Downtown Park Fund for the open space project associated with the Mid-Embarcadero Roadway project. Funds would be used for a development of an implementation strategy and assessment of funding possibilities for development and maintenance of the open space; completion of a land use study for properties to be transferred to the city, including initial studies for environmental work; development of a programming strategy for the open space, and preparation of a scope for the design phase of the project.

2. 93.159M (SHOTLAND)
Amendment of the Recreation and Open Space Element of the Master Plan
As part of consideration of the 1993-94 Open Space Program, the City Planning Commission will consider a resolution amending the Recreation and Open Space Element of the Master Plan to accommodate acquisition of a number of parcels in the Bernal Heights and Ocenaview neighborhoods for open space purposes.
3. 93.148R (SHOTLAND)
1993-94 Open Space Program (Proposition E)
Consideration of a resolution endorsing the 1993-94 Open Space Program and use of Proposition E funds. The City Planning Commission will also consider making a finding of consistency of the program with the Master Plan, as amended.

CPC:040193S

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.

CPC:032593

DRAFT SUMMARY

ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 8, 1993
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

APR 12 1993

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

A. ITEMS TO BE CONTINUED

A1. 92.493C

(MONTANA)

103-105 FREELON STREET, southwest corner at Fourth Street, Lot 30 of Assessor's Block 3777 -- Request for conditional use authorization to convert a dwelling unit to additional restaurant space in an SLI (Service/Light Industrial) District and a 50-X height and bulk district.

NOTE: ON MARCH 25, 1993, AFTER FURTHER REVIEW, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 7-0. THE PUBLIC HEARING REMAINS CLOSED, AND FINAL LANGUAGE IS TO COME BEFORE THE COMMISSION ON APRIL 8, 1993.

(Proposed for continuance to April 29, 1993)

CONTINUED

AS

SHOWN

(6-0)

BSENT.

BOLDRIDGE

DRAFT SUMMARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
APRIL 8, 1993
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Fung, ~~Moran~~/Boldridge, Levine, Lowenberg,
~~Nothenberg~~/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:35
~~4:30~~ P.M.

A. ITEMS TO BE CONTINUED

1. 92.328E (GITELMAN)
AMNESTY PROGRAM FOR ILLEGAL DWELLING UNITS, APPEAL OF A
PRELIMINARY NEGATIVE DECLARATION. The proposed project is an ordinance
that would amend sections of the City Planning Code, the Housing Code, the
Building Code, and Article 37 of the Administrative Code (the Residential Rent
Stabilization and Arbitration Ordinance), in order to establish a 24-month amnesty
program for illegal dwelling units.
(Proposed for Continuance to April 15, 1993)

ITEMS

1 & 2

CONTINUED

AS
SHOWN

(6-0)

2. 92.328T (MONTANA)
AMNESTY PROGRAM FOR ILLEGAL DWELLING UNITS- TEXT
CHANGES. Proposed text amendments to the City Planning Code and
other city codes to allow, within a two year period, legalization as
nonconforming uses, of dwelling units meeting specific criteria in RH-1,
RH-2, RH-3, RM, RC, NC and Mixed Use Districts: One unit per property
created without the benefit of proper permits before January 1, 1992 yet
meeting certain criteria of this legislation can qualify for relief from off-
street parking, density limitations and certain Building Code standards if
certain requirements are met.
(Proposed for Continuance to April 15, 1993)

ABSENT:

BOLDRIDGE

APRIL 8, 1993

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

LEVINE — IS THERE A NEED FOR A PUBLIC HEARING BEFORE IMPLEMENTING THE UN-CONTESTED CONDITIONAL USE PROCEDURE?

:27 2:00 P.M.

D. DIRECTOR'S REPORT

PRESENTATION/
COMPLETE.
ACTION.

CESS FROM
45 - 5:00p.

RFING
COMPLETE.
ACTION

OR ITEMS

5-9,
OPPOSITION.

D.R.

(7-0)

(PASSMORE) 2:27p.
Sheriff's Office Informational Presentation on pre-trial alternative custody program (prisoner housing), and Zoning Administrator determination concerning applicable City Planning Code Regulations and Procedures. Specific attention will be given to proposed use of this program at 111 Taylor Street.

(WYCKO) 5:00p.
4. CALTRAIN EXTENSION, Briefing on the recent Joint Powers hearings on the Caltrain downtown extension proposal.

5. TIER III (BERKOWITZ) 5:45p.m.
134 DELANO, north side between San Juan and Santa Ynez Avenues, Lot 8 in Assessor's Block 3202 -- Informational presentation of Building Permit Application No. 9222367 for the construction of a single story rear yard addition to a single family house in an RH-1 (House, One-family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

6. TIER III (BERKOWITZ)
640 EDNA, at the corner of Joust Street, Lot 37 in Assessor's Block 3092 -- Informational Presentation of Building Permit Application No. 9222307 for the construction of a two story rear yard extension to a single-family house in an RH-1 (Residential, One-Family) district. This project is being brought to the Commission's attention pursuant to Commission Resolution NO. 12044.

APRIL 8, 1993

7. TIER III (BERKOWITZ)
186 STONECREST DRIVE, west side between Winston Drive and Junipero Serra Avenue, Lot 18 in Assessor's Block 7231 -- Informational presentation of Building Permit Application No. 9220782 for the construction of a one story rear yard addition to a single family house in an RH-1 (D) (House, One-Family, Detached Dwellings) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
8. TIER III (BERKOWITZ)
130 GIRARD STREET, west side between Silliman and Felton Streets, Lot 5 in Assessor's Block 5926 -- Informational presentation of Building Permit Application No. 9208840 for the addition of a second unit by adding a story of occupancy to a single family house in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
9. TIER III (BERKOWITZ)
91 MENDOSA AVENUE, near Tenth Avenue, Lot 15 in Assessor's Block 2860 - Informational presentation of Building Permit Application No. 9221396 for the construction of a additional parking space for a single family house in an RH-1 (D) (House, One-Family, Detached Dwellings) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

PRESENTATION 0.
 COMPLETE.
 NO ACTION

(MONTANA) 5:46 p.m.
 Informational presentation of a proposed housing development at Norcal Recycling Facility at 17th and Rhode Island Streets.

Discussion and public comment on policy related to housing in the Showplace Square Area.

* UN-SCHEDULED MATTERS

NECESS FROM
 7:00 - 7:13

7:24p. 3:30 P.M.

E. REGULAR CALENDAR

APPROVED
 (7-0)
 RESOLUTION #
 13499

11. Consideration of a resolution approving the Department's Affirmative Action, Equal Opportunity Program (EDELIN)

INTENT TO
 APPROVE AS
 MODIFIED. PUBLIC
 HEARING CLOSED
 FINAL LANGUAGE
 4-15-93
 (7-0)

93.192T

(EDELIN/BASH) 7:28p.

LEG. DEC.
 UPHOLD
 (5-0)
 ABSENT: BALDRIDGE
 LINGOSKEY
 MOTION #: 13500

12. Public Hearing on proposed changes and additions in fees charged by the Department for various activities and purchases and consideration of a resolution adopting the proposed ordinance reflecting these changes and additions. Public Hearing on proposed amendments to the City Planning Code and Chapter 31 of the Administrative Code (Environmental Quality) to increase fees for permit applications, institute new fees for permit application processing services and department services, and to continue and increase surcharge for computerization. (EDELIN)
13. 92.639E (GLASNER) 9:45p.
333 TAYLOR STREET, GLIDE FOUNDATION AFFORDABLE HOUSING, between Ellis and O'Farrell Streets (Assessor's Block 324, Lots 4, 4A, 4B, and 5). Appeal of

APRIL 8, 1993

Item 92.639E continued

Preliminary Negative Declaration. The project would construct a nine-story building for use as affordable housing and children's day care on a vacant lot in an RC-4 (residential commercial combined, high density) District. The total gross floor area of the new construction would be about 44,700 square feet. For information about the preliminary negative declaration, please call Alice Glasner at 558-6424.
(Continued from Regular Meeting of April 1, 1993)

0:34 -5:00 P.M.

- ITEMS 14 14. 92.287ET (HORTON)
 4-15, RESIDENTIAL CONSERVATION CONTROLS, Public hearing on the
 MEETING HELD. revised Residential Conservation Control for an interim period not to
 CONTINUED TO exceed 6 months.
 4-15-93 (Continued from Regular Meeting of April 1, 1993)
 (4-0)
15. 92.288ET (HORTON)
 RESIDENTIAL CONSERVATION CONTROLS, Public hearing on the
 revised Residential Conservation Controls as permanent controls.
 (Continued from Regular Meeting of April 1, 1993)
- PRESENT:
 BOLDRIDGE
 PROWLER
 UNGBSKEY

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE

AT APPROXIMATELY ^{11:16} 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

16. 92.734D (BERKOWITZ) 11:16p.m.
 PERMIT APPROVED 3824 - 21ST STREET, north side between Noe and Castro Streets, Lot 11 in
 SUBJECT TO Assessor's Block 3603 -- Request for Discretionary Review of Building Permit
 MODIFICATIONS Application NO. 9219068 for the construction of a three story rear yard addition to a
 (5-0) single family house in an RH-2 (House, Two-Family) district.
 PRESENT: BOLDRIDGE (Continued from Regular Meeting of April 1, 1993)
 PROWLER
17. 92.671D (BERKOWITZ) 1:07a.m.
 PERMIT APPROVED 386 CONNECTICUT STREET, west side between 18th and 19th Streets,
 SUBJECT TO Lot 14 in Assessor's Block 4035 - Request for Discretionary Review of
 MODIFICATIONS Building Permit Application No. 9210166 for the construction of a three-
 (5-0) story, two-unit residential building in an RH-2 (House, Two-Family) district.
 PRESENT: (Continued from Regular Meeting of April 1, 1993)
 BOLDRIDGE
 PROWLER

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Special Joint Hearing—City Planning Commission and Recreation & Park Commission

April 15, 1993

5:30 p.m.

Room 282, City Hall

1. Mid-Embarcadero Open Space Project (KOHLSTRAND)
Consideration of a resolution authorizing the use of \$197,000 of the Downtown Park Fund for the open space project associated with the Mid-Embarcadero Roadway project. Funds would be used for a development of an implementation strategy and assessment of funding possibilities for development and maintenance of the open space; completion of a land use study for properties to be transferred to the city, including initial studies for environmental work; development of a programming strategy for the open space, and preparation of a scope for the design phase of the project.
2. 93.159M (SHOTLAND)
Amendment of the Recreation and Open Space Element of the Master Plan
As part of consideration of the 1993-94 Open Space Program, the City Planning Commission will consider a resolution amending the Recreation and Open Space Element of the Master Plan to accommodate acquisition of a number of parcels in the Bernal Heights and Ocenaview neighborhoods for open space purposes.
3. 93.148R (SHOTLAND)
1993-94 Open Space Program (Proposition E)
Consideration of a resolution endorsing the 1993-94 Open Space Program and use of Proposition E funds. The City Planning Commission will also consider making a finding of consistency of the program with the Master Plan, as amended.

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



CSS
#21
4/15/93
C.4

SUMMARY

ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 15, 1993
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 9 1993

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

F. REGULAR CALENDAR

7. 92.328E (GITELMAN)
AMNESTY PROGRAM FOR ILLEGAL DWELLING UNITS, APPEAL OF A
PRELIMINARY NEGATIVE DECLARATION. The proposed project is an
ordinance that would amend sections of the City Planning Code, the Housing
Code, the Building Code, and Article 37 of the Administrative Code (the
Residential Rent Stabilization and Arbitration Ordinance), in order to establish a
24-month amnesty program for illegal dwelling units.

NOTE: ON JANUARY 7, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE
COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS
MATTER BY A VOTE OF 7-0.

(Continued from Regular Meeting of April 8, 1993)

NOTE: A REVISED PRELIMINARY NEGATIVE DECLARATION WAS
PUBLISHED ON MARCH 5, 1993 AND ADDITIONAL APPEALS WERE
RECEIVED DURING THE 21-DAY REVIEW PERIOD. DUE TO THE REVISION
AND THE NEW APPEAL, A PUBLIC HEARING WILL BE HELD APRIL 15, 1993.

(TAPE: IIB: #0504-2348)

(TAPE: IIIA: #0000-1335)

MOTION TO UPHOLD NEGATIVE DECLARATION
WAS DEFEATED

VOTE: 3-4

AYES: COMMISSIONERS PROWLER, SMITH AND UNOBSKEY

NOES: COMMISSIONERS BOLDRIDGE, FUNG, LEVINE AND LOWENBERG
RESOLUTION NO.: 13504

**S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
APRIL 15, 1993
ROOM 282, CITY HALL
1:30 P.M.**

PRESENT: Commissioners Fung, Boldridge, Levine, Lowenberg, Prowler, Smith, Unobskey.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:35 P.M.

STAFF IN ATTENDANCE: Lu Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Mark Paez, Milton Edelin, Alec Bash, Inge Horton, Hillary Gitelman, Susana Montana, Gerald Green and Linda Avery - Commission Secretary

1:35 P.M.

A. ITEMS TO BE CONTINUED

1. 92.290E (MALTZER)
501 TUNNEL AVENUE; Assessor's Block(s) and Lot(s): 4991/7,8,9,82; 5091/1,4,5; and 5099/2. Appeal of Preliminary Negative Declaration. Proposal for six operational changes from the 1988 Solid Waste Facility Permit, at the Sanitary Fill Solid Waste Transfer and Recycling Center, operated by Sanitary Fill Company, as follows: Implementation of a Containerized Beverage Destruction Service; Increase in the hours of operation of the Public Disposal and Recycling Area; Change in hours of Transfer Fleet (i.e., truck hauling of refuse to landfill) operation; Implementation of Refrigerant Recovery Program; Off-site tire shredding; and Mechanized Conveyor Belt Sort Line.
(Proposed for Continuance to May 13, 1993)

CONTINUED TO MAY 13, 1993

**(TAPE IA: #0065-0203)
VOTE: 7-0**

2. 92.288T (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, Public hearing on the revised Residential Conservation Controls as permanent controls.
(Proposed for Continuance to October 28, 1993)

CONTINUED TO OCTOBER 28, 1993

**(TAPE IA: #0065-0203)
VOTE: 7-0**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

(TAPE: IA: #0205-0995)

SPEAKERS: Margaret Sigel

**RE: The Gardens of San Francisco by Joan Hockaday
Sue Hestor**

**RE: CPC late hour meeting
Marion Aird**

RE: Article on Activities in the City

C. COMMISSIONERS' QUESTIONS AND MATTERS

(TAPE: IA: #0997-1175)

LOWENBERG: - TIME LIMIT ON CALENDAR (MIDNIGHT)

**- NO MORE THAN TWO (2) INFORMATIONAL ITEMS ON ANY
CALENDAR**

**- STAFF SHOULD GIVE AN ESTIMATED TIME LIMIT ON CASES THAT
SHOULD BE ADHEARD TO**

D. DIRECTOR'S REPORT

1:55 P.M.

**3. BUREAU OF PERMIT APPEAL/BOARD OF SUPERVISORS REVIEW ON PAST
WEEKS EVENTS**

NO ACTION REQUIRED OR TAKEN

*** UNSCHEDULE MATTERS:**

**DIRECTOR COMMENTED ON ITEM BEFORE THE BOARD OF SUPERVISORS
REGARDING 17 ACRES OF LAND FOR SALE ALONG LAKE MERCED
(JOHN MUIR DR.)**

NO ACTION REQUIRED OR TAKEN

E. CONSIDERATION OF FINDINGS/FINAL MOTIONS - PUBLIC HEARING CLOSED**1:58 P.M.**

4. 93.093C

(PAEZ)

1051 TAYLOR STREET, GRACE CATHEDRAL CLOSE, the entire block bounded by California, Taylor, Jones, and Sacramento Streets, Lot 1 in Assessor's Block's 246 - Request for authorization of Conditional Use to permit a commercial off-street parking facility to serve uses permitted in an RM-4 (Mixed Residential, High Density) District, and the Nob Hill Special Use district. The site is located within a 65-A Height and Bulk District.

(Continued from Regular Meeting of March 25, 1993)

NOTE: ON MARCH 25, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 7-0.

(TAPE: IA: #1412-2065)

**ACTION: APPROVED WITH CONDITIONS AS MODIFIED
MOTION NO.: 13501**

VOTE: 7-0

2:15 P.M.

5. 93.192T

(EDELIN/BASH)

Public Hearing on proposed changes and additions in fees charged by the Department for various activities and purchases and consideration of a resolution adopting the proposed ordinance reflecting these changes and additions. Public Hearing on proposed amendments to the City Planning Code and Chapter 31 of the Administrative Code (Environmental Quality) to increase fees for permit applications, institute new fees for permit application processing services and department services, and to continue and increase surcharge for computerization.

NOTE: ON APRIL 8, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE WITH MODIFICATIONS BY A VOTE OF 7-0.

(TAPE: IA: #2080-2355)

(TAPE: IB: #0000-2293)

**SPEAKERS: Tom Omarossi
John Barbey
Mary Ann Miller**

**ACTION: APPROVED
RESOLUTION NO.: 13502**

VOTE: 7-0

RECESS FROM 3:10 P.M. - 3:25 P.M.

F. REGULAR CALENDAR3:25 P.M.

6. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, Consideration of Initiation of Residential Conservation Control for an interim period not to exceed 18 months or until the adoption of permanent controls. The proposed ordinance contains provisions for rear yard, height and building design to define the potential building form and appearance of new construction and alteration of buildings in R districts and requires compliance with the Residential Design Guidelines. The proposal also contains a two level permit review procedure and notification requirement to neighbors and neighborhood groups. Demolition and extensive alteration would require Level 2 review including compliance with certain criteria and approval of the replacement structure prior to issuing a demolition permit. The ordinance proposes to reduce the size of off-street parking spaces citywide, to revise the definition of family and the regulations for non-complying structures to permit rehabilitation, and to amend other sections of the Code to clarify their applicability to R districts. The proposed ordinance would be applicable to all RH and RM districts including the Nob Hill, Northern Waterfront #2, Dolores Heights, and Bernal Heights Special Use Districts.
(Continued from Regular Meeting of April 8, 1993)

(TAPE: 1A: # ALL)
(TAPE: 1B: #0000-0492)

SPEAKERS: John Bardis, Roberta Caravelli, Charlott Macke, Dick Millett
Edith, McMillan, Mary Ann Miller, Alice Barkley, Hirosha Fakuda
Margaret Sigel, Joe O'Donghue, Marian Aird.

ACTION: APPROVED **VOTE:** 7-0
RESOLUTION NO.: 13503

4:25 P.M.

7. 92.328E (GITELMAN)
AMNESTY PROGRAM FOR ILLEGAL DWELLING UNITS, APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project is an ordinance that would amend sections of the City Planning Code, the Housing Code, the Building Code, and Article 37 of the Administrative Code (the Residential Rent Stabilization and Arbitration Ordinance), in order to establish a 24-month amnesty program for illegal dwelling units.
NOTE: ON JANUARY 7, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER BY A VOTE OF 7-0.
(Continued from Regular Meeting of April 8, 1993)

(SEE ATTACHED ADDENDUM)

8. 92.328T (MONTANA)
AMNESTY PROGRAM FOR ILLEGAL DWELLING UNITS- TEXT CHANGES
Proposed text amendments to the City Planning Code and other city codes to allow, within a two year period, legalization as nonconforming uses, of dwelling units meeting specific criteria in RH-1, RH-2, RH-3, RM, RC, NC and Mixed Use Districts: One unit per property created without the benefit of proper permits before January 1, 1992 yet meeting certain criteria of this legislation can qualify for relief from off-street parking, density limitations and certain Building Code standards if certain requirements are met.
(Continued from Regular Meeting of April 8, 1993)

(TAPE: IIIA: #1417-1546)
(JOINT HEARING TAPE: IIIA: #0676-0738)

ACTION: WITHOUT HEARING, CONTINUED TO APRIL 29, 1993 VOTE: 5-0
ABSENT: COMMISSIONERS BOLDRIDGE AND SMITH

9. 92.002C (GREEN)
2555 MISSION STREET, CINE LATINO, east side between 21st and 22nd Streets; Lot 23 in Assessor's Block 3615 -- Request for Conditional Use Authorization to develop a site in excess of 10,000 square feet within an NC-3 Moderate Scale Neighborhood Commercial District.
(Continued from Regular Meeting of February 11, 1993)

(TAPE: IIIA: #1550-1590)
ACTION: WITHOUT HEARING, CONTINUED TO APRIL 29, 1993 VOTE: 7-0

5:30 P.M.

At this time the City Planning Commission will convene into a special joint meeting with the Recreation and Park Commission. Cases listed on this calendar, but have not been called or heard prior to 5:30 p.m., will be continued for, (1) hearing at the conclusion of the special joint meeting, or (2) to a new date as determined by the City Planning Commission.

FOR DESCRIPTION OF CASES TO BE CONSIDERED AT THE SPECIAL JOINT MEETING, PLEASE SEE THE ATTACHED NOTICE OF SPECIAL JOINT MEETING.

SEE PAGE 8 - 10 FOR COMMISSION ACTIONS

Adjourned: 11:24 P.M.

8:30 P.M.

10. 93.194D (BERKOWITZ)
16 EDGEHILL WAY, north west side near Garcia Avenue, Lot 5 in Assessor's Block 2923 -- Request for Discretionary Review of Building Permit Application NO.

Item 93.194D continued

9303053 for the construction of a single family house in an RH-1 (D) (House, One-Family, Detached Dwellings) district.

(JOINT HEARING TAPE IIIA: #0676-0738)

ACTION: WITHOUT HEARING, CONTINUED TO APRIL 29, 1993 VOTE: 5-0

ABSENT: COMMISSIONERS BOLDRIDGE AND SMITH

Adjourned: 11:25 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF SPECIAL JOINT MEETING
**CITY PLANNING COMMISSION
AND
RECREATION AND PARK COMMISSION**
THURSDAY, APRIL 15, 1993
ROOM 282, CITY HALL
6:00 P.M.

ROLL CALL: City Planning Commissioners

Present: Commissioners Unobskey, Fung, Levine, Lowenberg, Prowler

Absent: Commissioners Boldridge and Smith

Recreation and Park Commissioners

Present: Commissioners Orr, Eickman, Farrow, Immendorf, Ruiz, Sommer

Absent: Commissioner Chan

A. SPECIAL CALENDAR

1. Mid-Embarcadero Open Space Project (KOHLSTRAND)

Consideration of a resolution authorizing the use of \$197,000 of the Downtown Park Fund for the open space project associated with the Mid-Embarcadero Roadway project. Funds would be used for a development of an implementation strategy and assessment of funding possibilities for development and maintenance of the open space; completion of a land use study for properties to be transferred to the city, including initial studies for environmental work; development of a programming strategy for the open space, and preparation of a scope for the design phase of the project.

(JOINT HEARING TAPE IA: ALL)

(JOINT HEARING TAPE IB: #0000-1217)

SPEAKERS: Emilio Cruz, Deborah Learner, James Haas, Bob Frese,
Sue Hestor, Dehnert Queen, Stewart Norton, Jewell Walters,
Kelly Cullen, Peter Morlin

ACTION: APPROVED

VOTE: 6-0

ABSENT: COMMISSIONERS BOLDRIDGE AND SMITH

CPC RESOLUTION NO.: 13505

ACTION: APPROVED

VOTE: 5-0

ABSENT: COMMISSIONER CHAN

RPC RESOLUTION NO.: 16625

2. 93.159M (SHOTLAND)

Amendment of the Recreation and Open Space Element of the Master Plan

As part of consideration of the 1993-94 Open Space (Proposition E) Program, Case No. 93.148R, the City Planning Commission will consider a resolution amending the Recreation and Open Space Element of the Master Plan to accommodate acquisition of a number of parcels for open space purposes. The proposed

Item 93.159M continued

amendment would revise Map 4, "The Citywide Recreation and Open Space Plan," and Map 8, the "Eastern Shoreline Plan", adding a number of sites to the category "Proposed Public Open Space", Acquire for or Convert to Public Open Space.

(JOINT HEARING TAPE IB: #1219-2362)

(JOINT HEARING TAPE IIA & B: ALL)

(JOINT HEARING TAPE IIIA: #0000-0675

#0746-2346)

(JOINT HEARING TAPE IIIB: #0000-2292)

SPEAKERS: Mary Burns, Phil Arnold, Ailene Herold, Loren Charles,
Philip Kingsmith, Julia Fox, Peter Moylan, Douglas Hayne,
Patrick Osborn, Dan Chumley, Don Hastler, Deoi Mahin,
Kent Watson, Paul Stein, Brian Freeman, Richard Suarez,
Delmar Catwright, Beverly Baydorf, Joan Holdon, Joe Marino,
Kevin Siegel, Harold Wright, Deana McNamara, Drew Thorston,
Donald Stroh, Vicki Oppenheim, Ed Harley, Eileen Gold,
Lupe Arabalos, Juanita Raven, Bob Dutra, Lurilla Harris,
Frank Morales, Nan McGuire, Andrew L. Solow, Ed Gilbertson,
Claire Isaacs, Espanola Jackson, Suzanne Schell,
Jana L. Barnfkem, Jake Sigg, John Barbie, Barbara Judy,
Vicki Rega, Juan Gonzalez, Jean Paling, Heidi Groshelle,
Elain Rogan, Morgan Walford, Tom White, Beth Gillett,
Cindy Erlick, Mario Bravo, Lorella Harris, Ethal Newlin,
Paul Deutsch, Wanda Milks

ACTION: APPROVED AS MODIFIED

VOTE: 5-0

(DELETE THE BROOKS PARK DESIGNATION)

ABSENT: COMMISSIONERS BOLDRIDGE AND SMITH

RESOLUTION NO.: 13506

3. 1993-94 Open Space Program (Proposition E)

At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program (Proposition E Program) for the fiscal year 1993-94, and recommending adoption of the Five Year Plan. The Planning Commission will consider a resolution finding the 1993-94 Open Space Program in conformity with the Master Plan as amended, adopting the 1993-1994 San Francisco Park and Open Space Program and budget, and adopting the Five Year Plan.

(JOINT HEARING TAPE IB: #1219-2362)

(JOINT HEARING TAPE IIA & B: ALL)

(JOINT HEARING TAPE IIIA: #0000-0675

#0746-2346)

(JOINT HEARING TAPE IIIB: ALL)

(JOINT HEARING TAPE IVA: #0000-1019)

Item 3 continued

SPEAKERS: Mary Burns, Phil Arnold, Ailene Herold, Loren Charles, Philip Kingsmith, Julia Fox, Peter Moylan, Douglas Hayne, Patrick Osborn, Dan Chumley, Don Hastler, Deoi Mahin, Kent Watson, Paul Stein, Brian Freeman, Richard Suarez, Delmar Catwright, Beverly Baydorf, Joan Holdon, Joe Marino, Kevin Siegel, Harold Wright, Deana McNamara, Drew Thorston, Donald Stroh, Vicki Oppenheim, Ed Harley, Eileen Gold, Lupe Arabalos, Juanita Raven, Bob Dutra, Lurilla Harris, Frank Morales, Nan McGuire, Andrew L. Solow, Ed Gilbertson, Claire Isaacs, Espanola Jackson, Suzanne Schell, Jana L. Barnfkem, Jake Sigg, John Barbie, Barbara Judy, Vicki Rega, Juan Gonzalez, Jean Paling, Heidi Groshelle, Elain Rogan, Morgan Walford, Tom White, Beth Gillett, Cindy Erlick, Mario Bravo, Lorella Harris, Ethal Newlin, Paul Deutsch, Wanda Milks

ACTION: APPROVED AS MODIFIED
(BROOKS PARK DELETED)

VOTE: 5-0

ABSENT: COMMISSIONERS BOLDRIDGE AND SMITH
CPC RESOLUTION NO.: 13507

ACTION: APPROVED AS MODIFIED
(BROOKS PARK & DOLORES PARK DELETED)

VOTE: 6-0

ABSENT: COMMISSIONER CHAN
RPC RESOLUTION NO.: 16626

B. PUBLIC COMMENT

At this time members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Recreation and Park commission. Members of the public may address the Commissions for up to three minutes. The President or Chairperson may limit the total testimony to 30 minutes.

(JOINT HEARING TAPE IVA: #1020-1284)

SPEAKER: Edith McMillan

RE: Open Space in the City
Golf Courses

Adjourned: 11:24 P.M.

CPC:041593S

SF
C55

#21

4/15/93

San Francisco, California
April 15, 1993

Frank M. Jordan, Mayor

DOCUMENTS DEPT.

MAY 13 1993

RECREATION AND PARK COMMISSION
AND
CITY PLANNING COMMISSION

SAN FRANCISCO
PUBLIC LIBRARY

MINUTES

SPECIAL JOINT MEETING

THURSDAY, APRIL 15, 1993

The Special Meeting of the Recreation and Park Commission and City Planning Commission was called to order on Thursday, April 15, 1993, at 6:05 p.m. by President Sidney Obnoskey and President Trent W. Orr.

1. ROLL CALL

°Recreation and Park Commission

°City Planning Commission

Present:

Present:

Trent W. Orr, President
Jack Immendorf, Vice President
Keith Eickman
Bella Farrow
Santiago Ruiz
Sue Sommer

Sidney Unobskey, President
Frank S. Fung, Vice President
M. Toby Levine
Susan E. Lowenberg
David Prowler (alternate for the
Chief Administrative Officer)

Absent:

Absent:

Sidney Chan

Ellis Smith
Romaine Boldridge (alternate for
the General Manager, Public
Utilities Commission)

2. DOWNTOWN OPEN SPACE FUND
CENTRAL EMBARCADERO PROJECT

Consideration of a resolution authorizing the use of up to \$197,000 of Downtown Open Space Fund for completion of the preliminary design work (design development) for the Central Embarcadero Open Space Project.

Minutes of Joint Meeting of Recreation and Park/City Planning Commissions
Thursday, April 15, 1993

2. **DOWNTOWN OPEN SPACE FUND**
CENTRAL EMBARCADERO PROJECT (Continued)

Chief of Comprehensive Planning, Rebecca Kohlstrand, explained that this item is a request to authorize the use of \$197,000 from the Downtown Park Fund to continue the development of the Embarcadero Open Space project. She described the areas, under Recreation and Park jurisdiction, which include the existing Justin Herman Plaza and the area directly north of that, totaling 4.7 acres. Staff is considering the use of the parcels of land adjacent to this property which is currently owned by combination of the State and City totaling 3.05 acres. There is property adjacent to the Embarcadero which could add an additional 2 to 3 acres to the designated open space.

The Downtown Park Fund was adopted in 1985 in order to provide a source of funds for acquisition and development of downtown parks that would benefit the daytime population of the downtown use districts. The funds are jointly administered by the Recreation and Park Commission and City Planning Commission. To date, approximately \$2.7 million has been collected and the current balance of the Downtown Park Fund is approximately \$930,000.

In 1989 the joint Commissions appropriated monies for the acquisition and development of the Rincon Park site in conjunction with the Embarcadero roadway project. Subsequently in 1990 it was estimated that the cost of the acquisition of that parcel was \$3.3 million. \$1.74 Million has been appropriated from the Downtown Park Fund towards the acquisition of that property. The remainder of the cost of the acquisition was appropriated from the San Francisco County Transportation Authority.

Ms. Kohlstrand then gave a brief overview of the mid-Embarcadero Project explaining that in 1991 Mayor Agnos asked that a plan be developed as a result of the demolition of the mid Embarcadero Freeway. In 1991, the Transportation Authority funded \$250,000 to conduct a pedestrian study in conjunction with the Embarcadero project. Technical advisors included representatives from the Port Authority and City Planning, Recreation and Park Department, the Redevelopment Agency, Arts and Public Utilities Commissions, the Municipal Railway and the Chief Administrative Officer (CAO). The CAO has been asked to undertake the project to create a civic open space at the connection of Market Street, the Embarcadero and Ferry Building. She requested funding for the second phase of the open space planning process.

Emilio Cruz, representing the Chief Administrative Officer (CAO), explained that on 9/16/92, Mayor Frank Jordan requested the CAO to assume responsibility for the coordination of the Mid-Embarcadero Open Space Project. The resolution proposed will allocate \$197,000 to fund Phase II of this project. It will take 12 months to analyze the implementation strategies and prepare land use and zoning studies for the project.

Park Planner, Deborah Learner, explained that this phase of the project will focus on identifying the areas that have been incorporated into the new open space for the Embarcadero area and to develop a program. She said the mid Embarcadero project area is significant open space and urged that the money be appropriated for this study.

2. **DOWNTOWN OPEN SPACE FUND**
CENTRAL EMBARCADERO PROJECT (Continued)

In response to Commissioner Levine's questions, Mr. Cruz explained that staff will work closely with the Port Commission and that a policy steering committee is in place, composed of 10 City departments to continue to work together on this project.

In response to Commissioner Fung's question on whether there were restrictions on the use of funds for design versus acquisition/development, Ms. Kohlstrand said the City Attorney has advised that design feasibility falls within the realm of the development category. He asked if there were other City Departments that would fund the design for the Mid-Embarcadero project. Ms. Kohlstrand did not know of another funding source and hoped that this phase of the project will help to identify potential funding sources.

Commissioner Sommer asked why it is proposed that the "F" Line would turn at Stuart Street. Mr. Cruz explained the consultant recommended this turn for safety reasons and so the open space would not be bisected.

Bob Friese, member of the Citizens Advisory Committee on the Embarcadero Project, explained that they have been meeting over 2 years and that the money allocated for urban design was very limited. He said this dollar amount is for a lesser amount than originally proposed and supported the request. He cautioned the Commissions that this request requires much of the work to be done in-house within City agencies. He urged that the urban design work proceed with input from the private sector, neighborhood groups, property owners, etc. He explained that this project will require over 15 different commission approvals and that all agencies must work closely together.

James Haas, explained that this project is a result of the earthquake, has been in the works for nearly 3-1/2 years. He explained that the advisory committee must continue to meet and that it is an extraordinary resource. He said this project will require numerous approvals from governmental agencies. He urged the Commissions to support the expenditure.

Sue Hestor, said that although this may be a worthy project, the legal use of the Downtown Open Space Fund has been totally ignored. She said the Downtown Open Space Fund was established to acquire open space sites because there was a need for additional parks and recreational facilities in the downtown districts. She said this Fund is to be used solely to acquire public recreation and park facilities for use by downtown population within that use district. She did not think this was a proper expenditure of funds and thought it may be used to fund positions of the Chief Administrative Officer's staff.

Dehnert Queen, said the Commission was abusing its police powers and that in 1984 the City entered into an agreement to build the Mission Bay Project and in 1986-1988 spent millions to design the waterfront. He questioned how the City can be a partner in ventures such as Mission Bay because he felt it was a conflict of interest. He further explained that rerouting traffic to Mission Bay will leave the Northern waterfront out in the cold.

Minutes of Joint Meeting of Recreation and Park/City Planning Commissions
Thursday, April 15, 1993

2. **DOWNTOWN OPEN SPACE FUND**
CENTRAL EMBARCADERO PROJECT (Continued)

Stewart Morton, said that as a member of the Citizens Advisory Committee, he urged that the Commissions approve this item.

Ms. Walters, from the Golden Gateway Center, felt that money should not be appropriated for a study when the City did not know exactly what it intended to do. She attended all of the Advisory Committee meetings and said that traffic is horrendous since the freeway was torn down. She said they are proposing to tear down the Vaillencourt Fountain and that too many buildings shade the area already and that no more buildings were needed.

Kelly Cullen, representing the Tenderloin community, questioned whether this expenditure was an appropriate use of the Downtown Open Space Fund. He said the map displayed by staff showed 8 pockets of green open space in the Embarcadero. Meanwhile, there is no open space in South of Market area. He said the policy speaks about a variety of open space throughout downtown, not just at the Ferry Building. He asked if this fund was being used to acquire land or for some other purpose.

Peter Moylen, Director of San Francisco Tomorrow, said his organization was excited about this project and the future of the Embarcadero. But, he questioned the use of the Downtown Plan monies for this design study. He recognized the City's budget constraints and said that \$930,000 is a small amount to acquire downtown open space. He opposed this expenditure and urged the Commissions to reconsider this plan.

In response to Commissioner Levine's question, **Ms. Kohlstrand** said that City Planning is seeking to identify other funding sources and that they are trying to continue this project in conjunction with the Embarcadero roadway project.

President Orr said he was concerned about the small size of this fund and the large amount of money going for this purpose. He, like Commissioner Levine, wanted to find some way to guarantee that this money would be returned to the Fund for acquisition.

Ms. Learner said that there is an urgency because the roadway project is proceeding and that the existing open space must be designed in conjunction with the roadway project. She said although it would be desirable to find another funding source, it was important for the projects to proceed concurrently.

City Planning Director, Lou Blazej, urged the Commissions to approve this item and said the key component for the whole planning process is not only acquisition and development but to develop an on-going maintenance funding plan. He said that that ideally the development proposal will achieve enough resources to pay back monies to the Downtown Open Space Fund.

Commissioner Fung said these funds will be utilized as seed money to set up and establish a funding mechanism for the central Embarcadero Project.

Commissioner Eickman felt this project could create a major open space for San Francisco and that the money should be appropriated for the design.

Minutes of Joint Meeting of Recreation and Park/City Planning Commissions
Thursday, April 15, 1993

2. **DOWNTOWN OPEN SPACE FUND**
CENTRAL EMBARCADERO PROJECT (Continued)

On motion of Commissioner Eickman, seconded by Commissioner Ruiz, the following resolution was adopted:

RECREATION AND PARK COMMISSION
RES. NO. 16625

WHEREAS, the Board of Supervisors of San Francisco on September 17, 1985 approved the creation of a Downtown Park Special Fund, Planning Code Section 139, establishing a special fund to be used solely for the acquisition and development of public recreation and park facilities for use by the daytime population of the C-3 Use Districts; and

WHEREAS, Planning Code Section 139(f) provides that a special fund shall be created entitled the Downtown Park Fund ("Fund") which shall be administered and allocated jointly by the City Planning Commission and the Recreation and Park Commission acting jointly for the acquisition of property for park use and/or development of property for park use; and

WHEREAS, the Downtown Park Fund also stipulates that the Recreation and Park Commission shall alone administer the development of the recreational and park facilities on any acquired property designated for park use by the Board of Supervisors, using such monies as have been allocated for that purpose at a joint meeting of both commissions; and

WHEREAS, the Board of Supervisors adopted Resolutions 262-90 and 796-90 on April 16, 1990 and September 24, 1990, respectively, calling for the demolition of the damaged mid section of the Embarcadero Freeway and endorsing the concept of a subsurface or surface alternative as a replacement facility; and

WHEREAS, the removal of the freeway will reclaim the City's waterfront and create a major new public open space, incorporating the existing Justin Herman, Embarcadero and Ferry Plazas, adjacent to the redesigned Embarcadero Roadway; and

WHEREAS, the Mid-Embarcadero Open Space Project is considered a high priority project for the City; and

WHEREAS, the Mid-Embarcadero Open Space area is currently used extensively by the daytime population of the downtown and the use is expected to increase with new improvements; and

WHEREAS, a conceptual design phase for the Mid-Embarcadero, funded by the San Francisco County Transportation Authority, will be concluded in February 1993; and

WHEREAS, the Mid-Embarcadero Transportation Project is proceeding through analysis of alternatives and environmental review; and

WHEREAS, the design, engineering and implementation of the Mid-Embarcadero Open Space Project should proceed parallel to the transportation project; and

Minutes of Joint Meeting of Recreation and Park/City Planning Commissions
Thursday, April 15, 1993

2. **DOWNTOWN OPEN SPACE FUND**
CENTRAL EMBARCADERO PROJECT (Continued)

RECREATION AND PARK COMMISSION
RES. NO. 16625 (Continued)

WHEREAS, on October 10, 1989, the Recreation and Park Commission and the City Planning Commission passed Resolutions 15498 and 11768, respectively, to authorize the allocation of Downtown Park Funds, as necessary, for the acquisition and/or development of the Rincon Park site along the Embarcadero; and

WHEREAS, approximately \$1.4 million of the Downtown Park Fund and \$1.9 million of Transportation Authority funds have been spent to date towards the estimated purchase price of \$3.3 million for the Rincon Park site. Other funding sources are proposed to reimburse the Transportation Authority and cover the remaining costs of development. If sufficient funds are not forthcoming from these other sources, then the Downtown Park Funds, as necessary, will be used for reimbursement of the \$1.9 million spent by the Transportation Authority to cover cost of acquisition; and

WHEREAS, the current balance of the Downtown Park Fund is \$929,534 from fees paid in accordance with Section 139 of the Planning Code; and

WHEREAS, this phase of the Mid-Embarcadero Open Space Project is estimated to cost approximately \$197,000 over a one year period and will produce a financing and implementation strategy for development and maintenance of the open space, land use studies for the properties to be transferred to the City as a result of freeway demolition, a programming strategy for the open space area, and a work scope for the design phase of the project; now, therefore, be it

RESOLVED, that the Recreation and Park Commission hereby expresses its support for the creation of a major civic space at the foot of Market Street to reconnect the City with its waterfront; and, be it

FURTHER RESOLVED, that the Recreation and Park Commission, acting jointly with the City Planning Commission, authorizes the appropriation of \$197,000 from the Downtown Park Fund for the continued development of the Mid-Embarcadero Open Space Project.

On motion of Commissioner Fung, seconded by Commissioner Levine, the following resolution was adopted:

CITY PLANNING COMMISSION
RES. NO. 13505

WHEREAS, the Board of Supervisors of San Francisco on September 17, 1985, approved the creation of a Downtown Park Special Fund, Planning Code Section 139, establishing a special fund to be used solely for the acquisition and development of public recreation and park facilities for use by the daytime population of the C-3 Use Districts; and

WHEREAS, Planning Code Section 139(f) provides that a special fund shall be created entitled the Downtown Park Fund ("Fund") which shall be administered and allocated jointly by the City Planning Commission and the Recreation and Park Commission acting jointly for the acquisition of property for park use and/or development of property for park use; and

2. **DOWNTOWN OPEN SPACE FUND**
CENTRAL EMBARCADERO PROJECT (Continued)

CITY PLANNING COMMISSION
RES. NO. 13505 (Continued)

WHEREAS, the Downtown Park Fund also stipulates that the Recreation and Park Commission shall alone administer the development of the recreational and park facilities on any acquired property designated for park use by the Board of Supervisors, using such monies as have been allocated for that purpose at a joint meeting of both Commissions; and

WHEREAS, the Board of Supervisors adopted Resolutions 262-90 and 796-90 on April 16, 1990 and September 24, 1990, respectively, calling for the demolition of the damaged mid section of the Embarcadero Freeway and endorsing the concept of a subsurface or surface alternative as a replacement facility; and

WHEREAS, the removal of the freeway will reclaim the city's waterfront and create a major new public open space, incorporating the existing Justin Herman, Embarcadero, and Ferry Plazas, adjacent to the redesigned Embarcadero Roadway; and

WHEREAS, the Mid-Embarcadero Open Space project is considered a high priority project for the City; and

WHEREAS, the Mid-Embarcadero Open Space area is currently used extensively by the daytime population of the downtown and the use is expected to increase with new improvements; and

WHEREAS, a conceptual design and pedestrian circulation phase for the Mid-Embarcadero, funded by the San Francisco County Transportation Authority, was concluded in March, 1993; and

WHEREAS, the Mid-Embarcadero Transportation Project is proceeding through analysis of alternatives and environmental review; and

WHEREAS, the design, engineering, and implementation of the Mid-Embarcadero Open Space project should proceed parallel to the transportation project; and

WHEREAS, on October 10, 1989, the City Planning Commission and the Recreation and Park Commission passed Resolutions 11768 and 15498, respectively to authorize the allocation of Downtown Park Funds, as necessary, for the acquisition and/or development of the Rincon Park site along The Embarcadero; and

WHEREAS, approximately \$1.4 million of Downtown Park Fund and \$1.9 million of the Transportation Authority fund, has been spent toward the purchase price of \$3.3 million for the Rincon Park site. Other funding sources are proposed to reimburse the Transportation Authority and cover the remaining costs of development. If sufficient funds are not forthcoming from these other sources, then Downtown Park Funds, as necessary, will be used for reimbursement of the \$1.9 million spent by the Transportation Authority to cover costs of acquisition; and

2. **DOWNTOWN OPEN SPACE FUND**
CENTRAL EMBARCADERO PROJECT (Continued)

CITY PLANNING COMMISSION
RES. NO. 13505 (Continued)

WHEREAS, the current balance of the Downtown Park Fund is \$929,634 from fees paid in accordance with Section 139 of the Planning Code; and

WHEREAS, this phase of the Mid-Embarcadero Open Space project is estimated to cost approximately \$197,000 and will produce a financing and implementation strategy for development and maintenance of the open space, land use studies to delineate park boundaries for properties to be transferred to the City as a result of freeway demolition, a programming strategy for the open space area, and a work scope for the design phase of the project; now, therefore be it

RESOLVED, that the City Planning Commission hereby expresses its support for the creation of a major civic space at the foot of Market Street to reconnect the City with its waterfront; and be it

FURTHER RESOLVED, that the City Planning Commission, acting jointly with the Recreation and Park Commission, authorizes the appropriation of \$197,000 from the Downtown Park Fund for the continued development of the Mid-Embarcadero Open Space project.

* * * * *

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1993-1994 RECOMMENDATIONS

Presentation of report by the General Manager of the Recreation and Park Department on the 1993-94 Open Space Acquisition and Park Renovation Fund and five year renovation and maintenance plan and adoption of recommendations contained in this report and the five year plan.

General Manager Mary E. Burns, explained that the City is very fortunate to have the Open Space Fund and outlined some of the accomplishments of the Open Space Program since the Commissions met last year:

Accomplishments

- ° Chinatown park site - on 4/12/93 the City took possession of the Cathay mortuary site and toxic and asbestos work has begun in the building. The demolition contract is now being developed.
- ° The Tenderloin recreation center site is now out to bid and staff hopes to be under construction by mid-summer.
- ° Preliminary design approval has been given for the Richmond Recreation Center.
- ° India Basin acquisition and clean up has been completed and the design process is underway.
- ° Redesign of Alioto Mini Park is underway
- ° Washington Hyde Mini Park has been out to bid twice and the bids were rejected; the project will go out to bid again.
- ° Randall Museum Auditorium is 50% complete
- ° Golden Gate Park Bandshell renovation is underway
- ° Cow Hollow Playground Renovation has been completed
- ° Design phase of the Jose Coronado Playground renovation is about 30% complete.

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1993-1994 RECOMMENDATIONS (Continued)

Accomplishments (Continued)

- ° Contract has been awarded for the Civic Center Playground and for the renovation of Precita Playground
- ° Pioneer Log Cabin Renovation is about 50% complete
- ° Golden Gate Park Master Plan process is underway.

Acquisition

- ° Rock Outcrop Acquisition was appealed and the City prevailed
- ° Significant Natural Areas
 - Bayview Hill -- awaiting estimates before appraisal is completed.
 - Real Estate has reached an impasse with the developer for "O'Shaughnessy Hollow and Hawk Hill" and the Recreation and Park Commission will consider these matters in the future.
 - In the process of acquiring Parcel 4 at Ocean Beach. Real Estate Department reports that they will most likely reach an impasse on the acquisition of that property.
 - Trust for Public Land is negotiating the acquisition of the property at 23rd and Treat Streets.
 - Real Estate reports agreement has been reached on 3 of the 4 parcels of land for the new South of Market park at 7th and Harrison Streets.
- ° Afterschool Program continues to be very successful and operates at 35 sites, mostly on School District property, and serves approximately 100,000 children annually.

Ms. Burns thanked the staff of the two commissions and members of the Open Space Advisory Committee for their work. She said there are several millions dollars of requests for projects and it is difficult to reach a balanced recommendation. She was also pleased that some of the commissioners participated in the annual Open Space Tour.

Assistant General Manager for Administration, Phil Arnold, gave an overview of the Open Space Program (Proposition E) explaining that in the Charter an allocation formula specifies that not more than 40% of total fund shall be allocated for maintenance of properties previously acquired under the Open Space Program. The remainder of the fund shall be allocated as follows:

- a. 20% for the operation of the After School Program (12% of total fund).
- b. At least 40% for acquisition and development (24% of total fund).
- c. At least 15% for renovation (9% of total fund).
- d. No more than 25% for administration, programs and maintenance of new open space properties and renovated open space facilities (15% of total fund).

The allocation for this year's program is approximately \$16,000,000. The following shows expenditures for each category as well as percentage of the total fund:

| | |
|-----------------------------|--------------------|
| After School Program | \$ 1,920,000 (12%) |
| Acquisition and Development | 5,813,500 (36%) |
| Renovation | 1,266,500 (8%)* |
| Proposition J Maintenance | 6,380,000 (40%) |
| Administration | 620,000 (4%) |

*Charter Section 6.413 (c)6 allows a Renovation allocation of less than 9% as long as a five-year average results in a 9% allocation to that category

Minutes of Joint Meeting of Recreation and Park/City Planning Commissions
Thursday, April 15, 1993

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1993-1994 RECOMMENDATIONS (Continued)

Mr. Arnold then outlined the spending plan:

After school programs have been established at the 36 sites. (Note for the Record: For informational purposes the after school sites are as follows: Alamo School Yard, Aptos Middle School Gym, Alvarado School Yard, Luther Burbank, Duboce Park, Sir Francis Drake, Francisco, Francisco Middle, Bret Harte, Hawthorne, Hillcrest Schoolyard, Guadalupe School Yard, Lafayette School Yard, Hillcrest, Horace Mann, Jefferson, Marshall, Larsen, Jean Parker, Lawton, George Peabody, Lincoln, Plaza East, Monroe, Redding, Jose Ortega, Roosevelt, Ping Yuen, Paul Revere, Spring Valley, Junipero Serra, Starr King, Sutter Playground, Visitation Valley Gym, Commodore Stockton, Visitation Valley School Yard and Raphael Weill.)

ACQUISITION AND DEVELOPMENT - \$ 5,813,500 (36%)

| | |
|---|-----------|
| ° Bonview Lots (4 Lots in Bernal area) | \$ 50,000 |
| ° Brewster/Franconia Acquisition (Community Garden) | 25,000 |
| ° Brooks Park Acquisition | 100,000* |
| ° Evans/Hunters Point Boulevard Triangle | -0- |
| ° Mullen/Peralta Acquisition | 100,000 |

Mr. Arnold then outlined the balance of the plan as follows:

| | |
|--|-------------|
| ° Significant Natural Areas - Funding | 1,403,500 |
| ° ° Bayview Hill (Phase One - 7 acre parcel south of the Key Avenue extension) | |
| ° ° O'Shaughnessy Hollow | |
| ° ° Hawk Hill | |
| ° South of Market Park | 800,000 |
| ° 23rd/Treat Streets Acquisition/Development | 750,000 |
| ° Chinatown Park | 750,000 |
| ° Chinatown Branch Library | 120,000 |
| ° Community Gardens | 50,000 |
| ° Randall Museum Environmental Learning Garden | 50,000 |
| ° Regional Trails/Twin Peaks | 50,000 |
| ° Richmond Rec Center | 650,000 |
| ° Soccer Field Development: | 300,000** |
| ° ° Mission Dolores Park | |
| ° ° Franklin Square | |
| ° Transportation Program, City-Wide: | 120,000 |
| ° ° Randall Museum Transportation Program | 20,000 |
| ° Urban Forestry | 275,000 |
| ° City Attorney | 100,000 |
| ° Real Estate | 100,000 |
| Total Acquisition and Development | \$5,813,500 |

Note for the Record: The *Brooks Park acquisition was deleted by Planning Commission action at this meeting. The **Soccer Field at Mission Dolores was not approved by Recreation and Park Commission at this meeting. The City Attorney has determined that a second joint hearing of the two commissions will be necessary.

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1993-1994 RECOMMENDATIONS (Continued)

Mr. Arnold discussed the Mission District soccer field issue explaining that there were three well attended public hearings held on this issue. The clear case made at these hearings was that there was insufficient open space in the Mission for soccer. He explained that 4 sites were reviewed and that none of the sites are big enough for a full size soccer field. However, the Mission Dolores site could accommodate a practice field. Mr. Arnold submitted drawings of the proposed soccer field at Mission Dolores Park. The recommendation is to fund \$300,000 to survey, plan, design and, if possible, construct a soccer field which has minimal impact on Mission Dolores Park. There is no funding in the allocation for lighting, fencing or major retaining walls. Mr. Arnold stated that if these amenities were required and desired, those items would need to be funded at some future time.

Mr. Arnold explained that the recommendation is to place a small field at Mission Dolores Park, to be administered through the Recreation and Park's reservation process, that would also allow other non-soccer uses. He further explained that the Open Space Committee also recommended that \$350,000 be re-allocated from a previous fiscal year for renovation of soccer fields at Franklin Square site.

RENOVATION - \$ 1,266,500 (8%)

| | |
|--|---------------------|
| ° Alamo School Yard | \$ -0- |
| ° Alioto Mini Park | 15,000 |
| ° Chinese Playground | 100,000 |
| ° Coronado Playground | 100,000 |
| ° Glen Park Tennis Courts | 20,000 |
| ° Herz Playground | 10,000 |
| ° Japan Peace Plaza Renovation | 50,000 |
| ° Mountain Lake Park Landscape Renovation | 155,000 |
| ° Potrero Hill Recreation Center | 190,000 |
| ° Precita Park playground construction | 36,500 |
| ° Precita Park playground design | 25,000 |
| ° Silver Terrace Playground (Bleacher area) | 25,000 |
| ° West Portal Playground Rehabilitation | 50,000 |
| ° West Sunset Playground | 60,000 |
| ° On-Going Programs: | |
| ° Natural Areas Management/Implementation | 100,000 |
| ° Disabled Access | 50,000 |
| ° Hazardous Materials Abatement | 50,000 |
| ° Fencing | 50,000 |
| ° Security lighting | 80,000 |
| ° Automatic Irrigation at the following sites: | 100,000 |
| ° Hamilton | ° McCoppin |
| ° Palace of Fine Arts | ° Midtown Terrace |
| ° Kimbell Field | ° McKinley Square |
| ° Bush Street Mini Park | ° Balboa (part of) |
| ° Page Street Mini Park | ° Cosco Triangle |
| Total Renovation | \$ 1,266,500 |

Minutes of Joint Meeting of Recreation and Park/City Planning Commissions
Thursday, April 15, 1993

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1993-1994 RECOMMENDATIONS (Continued)

Mr. Arnold explained that the Open Space Advisory Committee recommended allocating \$40,000 for a new play structure at the Alamo Schoolyard. There is a zero allocation shown in the report because the City Attorney has ruled that the Open Space Funds cannot be used for school district property.

MAINTENANCE OF PREVIOUSLY ACQUIRED OPEN SPACE \$6,380,000 (40%)

PROGRAM ADMINISTRATION - \$620,000 (4%)

| | |
|-------------------------------|-------------------|
| Personal Services | \$ 319,296 |
| Non-Personal Services | 43,704 |
| Contractual Services | |
| Environmental Consultant | \$ 30,000 |
| Golden Gate Park Master Plan | 100,000 |
| Natural Areas Plan | 100,000 |
| Disabled Employment | 20,000 |
| Translation Services | 7,000 |
| Subtotal Contractual Services | <u>257,000</u> |
| Program Administration Total | <u>\$ 620,000</u> |

Commissioner Lowenberg said Bernal Heights is not considered a high priority area according to the City's Master Plan yet 3 sites are being proposed for acquisition in this area. She questioned this recommendation and explained that she attended the Open Space tour and viewed the proposed sites. She expressed concern in particular about the Mullen-Peralta site.

Commissioner Eickman said if \$300,000 was to be spent on Mission Dolores and \$350,000 on Franklin Square and neither one of them would result in a regulation soccer field it seemed more prudent to consider using all the money to build a soccer field at a site such as Potrero del Sol. He did not think it was wise to spend money at both sites without getting a regulation field.

Mr. Arnold explained that there was little public support for a soccer field at Potrero del Sol and that it would require a substantial redesign of the park to accommodate a soccer field.

Commissioner Levine suggested that in the future staff should indicate the other organizations who are working on acquisitions such as San Francisco League of Urban Gardeners (SLUG). She also asked for clarification on "passive" and "active" recreation. She felt that the report did not mention the high need areas that were established under the original Open Space Program.

Mr. Arnold explained that there are no strict guidelines defining "passive" and active" recreation. There is mixed use in a number of the Department's non-regulated parks that can be reserved for athletic events. Mission Dolores Park is one of those park sites. There are soccer games, croquet games, baseball games, demonstrations, picnics, circuses, etc., that all take place at this park.

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)**

Mr. Arnold identified the high need areas in the Open Space Program: (1) Tenderloin, (2) Chinatown, (3) Western Addition, (4) South of Market, (5) Mission, and (6) Bayview. In this program substantial allocations have been made to these areas.

Commissioner Fung talked about the 5 Year Plan and asked how the acquisition goals were established.

Ms. Kohlstrand said the City has accomplished most of the acquisitions targeted as "high need". She explained that the last time the Master Plan was reviewed was in 1987 and that a new framework is needed to identify sites in the future. She recommended that an update to the open space element of the Master Plan should be initiated.

Commissioner Levine said staff should proceed with this update.

President Unobskey said there were a number of speakers present to address the Commissions on the proposed soccer field at Mission Dolores Park. He asked those present to stand if they were in favor of the Dolores Park soccer field. Approximately 12 people stood to show they favored the soccer field and approximately 24 stood in opposition.

Ms. Kohlstrand explained that City Planning staff recommended that the entire program be adopted. In response to the concern expressed by members of the City Planning Commission she identified sites that she felt should be given a lower priority. Those sites were Evans/Hunters Point, Brooks Park, and Mullen/Peralta.

Mr. Arnold said if the 2 Commissions do not agree on a specific element of the Open Space Program the Mayor shall decide the issue.*

Public Testimony

Paul Stein, spoke in support of acquisition of the Bonview Lots in Bernal Heights. He urged that this land be acquired for open space for future generations.

Beverly Bagdorf, spoke in support of acquisition of the Bonview Lots.

Juanita Raven, member of the Open Space Advisory Committee, asked the Commissions to accept the report as presented. She said the Committee spent many hours developing the program.

Barbara Judy, member of the Open Space Advisory Committee, discussed the proposed soccer field at Mission Dolores and referenced a letter submitted by 6 members of the Open Space Advisory Committee. She felt it would be beneficial to have a planning study on this issue and that the study should look for locations that do not include displacement of existing activities. She said that full consideration should be given to Recreation and Park's functional needs such as the fact that some of the Department's soccer fields are not fenced and cannot be closed seasonally for turf recovery.

*The City Attorney has since made a determination that if the two commissions cannot agree, they must reconvene at a joint hearing.

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)**

Public Testimony (Continued)

Ailene Herold, representing the **Alamo School Playground Renovation**, explained that her request to renovate the Alamo Schoolyard play structure was given a "Priority 1" by the Open Space Advisory Committee. She said she was advised by the Committee that they would receive funding for a play structure and felt it was in a high need district. She said the present structure is unsafe and that there is an after school program on site. She questioned the City Attorney's opinion which prohibited Alamo from receiving this funding.

General Manager, Mary E. Burns, explained that the City Attorney has advised that the Open Space Program budget is not a legal source of funds for this particular project. She further explained that she spoke to the City Attorney's Office who advised that afterschool program funds cannot be used for this purpose.

Elena Rogan, a parent who originally submitted the request for funding for a new play structure at Alamo Schoolyard, said that the current play structure is dilapidated and that bits and pieces of it are falling off. She said when she submitted the request she did not identify a funding source and that the Open Space funds should go to children.

Morgan Walford, spoke in support of the acquisition of the Mullen/Peralta sites. He urged that the 4 sites be acquired with Open Space Funds and explained that the proposed development for this site has been postponed until a decision is made by the joint commissions.

Tom White, spoke in support of the acquisition of the Mullen/Peralta site and said that Open Space should be acquired for future generations. He said that if these lots are not acquired they would be developed for residential purposes.

Betty Kilich, spoke in support of the acquisition of the Mullen/Peralta lots and said the demographics show that the area is growing very quickly. She said in a one block radius at Mullen Peralta area there are over 50 children under the age of 12.

Cindy Ehrlich, explained that she is one of the owners of 4 lots at Mullen/Peralta. She said that plans have been completed for a roadway through the lot and that the site is ready for development. She said she personally did not want to see the area developed and that the project was given a Priority 1 by the Open Space Committee.

Mario Valle, spoke in support of the acquisition of the Mullen/Peralta lots and said that he has 5 children who would like to have the area remain as open space.

Lurilla Harris, representing the **Farmers Market Task Force, Nevada/Putnum Block Club and Crescent Neighbors**, spoke in support of acquisition of Bernal Heights parcels. She said the area has unpaved roads and is one of the most rural areas in the City. She wanted these lots to remain as open space.

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)**

Public Testimony (Continued)

Espanola Jackson, spoke in support of acquisition of the Bayview Hill. She further explained that she was surprised at the number of people who stood to show their opposition to the soccer field at Mission Dolores Park. She said as a representative of Aboriginal Tribe there isn't a need to be concerned about the burial remains at Mission Dolores Park. She urged the Commissions to consider future generations of San Franciscans.

Douglas Hague, spoke in opposition of the soccer field at Mission Dolores Park. He said this park is frequently used for multi-purposes and for over 80 years Dolores Park has served the area well. He explained this park offers green lawns, trees and beauty and has a history which is virtually unique in the City. He said if the soccer field is placed in the park there will be a need, in the future, for bleachers, fencing and restrooms. He said Dolores Park has a kind of amphi theater feature that should not be modified.

Don Hastler, submitted a petition of signatures against the soccer field at Dolores Park. He felt that the money should be channeled into Mission High School or to Everett Middle School to construct a full soccer field in the Mission District.

Kevin Siegel, explained that he is a child care worker and a teacher who is opposed to the placement of a soccer field at Mission Dolores Park. He said it will not satisfy the soccer players.

Ed Harley, spoke in opposition of the concept of a soccer field at Mission Dolores Park. He opposed the concept because of the cost, the fact that there are other alternatives available and it would be contrary to the original purpose of the park. He said originally this area was a Jewish cemetery and that the land was donated to mothers and children. He felt that this spirit should be maintained.

Eileen Gold, representing **Dolores Park Coalition**, spoke in support of a soccer field at Mission Dolores Park. She said the area is overrun with drug dealers. She said at a Dolores Park coalition meeting over 400 neighbors supported the soccer field proposal. She urged the Commission to approve the soccer field at Dolores Park.

Lupe Arabolos, Assistant Principal at Mission High School, appeared as an advocate for the placement of a soccer field at Dolores Park. She said Mission High School's 1400 students favor this proposal. She explained that Mission High School has one field that is set aside for baseball, soccer, football, junior varsity, cross country, softball, etc. and that there was a dire need for the soccer field at Mission Dolores.

E. Newlin, spoke in support of the soccer field at Mission Dolores Park. She said that there was a need for more opportunities for young people and if they could play soccer in their own neighborhood it would reduce some of the problems they have in the Mission.

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)**

Public Testimony (Continued)

Vicky Rega, spoke in support of the soccer field at Mission Dolores Park. She said the field would take a small portion of the park. She urged the Commissions to care about the City's children and approve the placement of the soccer field at Mission Dolores Park.

Claire Isaacs, a member of the Open Space Advisory Committee, said that Dolores Park does not just offer a spectacular view, but the crown of the hill is a unique area. She felt that there is a need for more soccer fields in the City but this concept would change the role of the park. She said that Open Space transportation funds should be used to transport children to existing parks. She thought, perhaps the Dolores Park tennis courts could be relocated to another area in the Mission and the soccer field could be considered at this location in the park. She said the City needed to protect the other uses at Dolores Park.

Andrew L. Solow, representing the Mission Youth Soccer League, spoke in support of the soccer field at Dolores Park and said that people don't want the Mission District children playing in their backyards. He said that everyone agrees that children need structured and supervised recreational opportunities but nobody wants to find a place for that activity. He said the proposal is to have 50' by 90' soccer field with no fence, no lights, no bleachers, no goal posts. He said the Mission community has been neglected.

John Barbey, representing Liberty Hill Neighborhood Association, spoke in support of the placement of a soccer field at Dolores Park. He said the park is also used for passive activities such as people walking their dogs. As a volunteer for Mission High School he was aware that the school's field was in constant use. He said the Mission District is dense and that only a small portion of the 12+ acre park would be used for soccer.

Juan Gonzalez, spoke in support of a soccer field at Mission Dolores Park. He said a park is a place where people can enjoy recreation and passive activities. He explained that currently he takes his children to South San Francisco to play soccer because there are no fields in the City. He said that children need a safe place. He said this proposal would be a lifesaver for children.

Drew Tillotson, opposed the placement of a soccer field at Dolores Park. He said he lives adjacent to Dolores Park on Church Street. He opposed the construction of the soccer field and felt it would destroy the park for all the nearby residents. He said the soccer field would create increased traffic and trash. He said he dodges the drug dealers daily and that they will not go away because of the soccer field. Rather, he felt the soccer field would increase the dealer's trade. He urged the Commission not to mar the beauty of the park.

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)**

Public Testimony (Continued)

Jake Sigg, spoke in opposition of the soccer field at Mission Dolores Park and explained that he was one of the six members of the Open Space Committee who signed the dissenting letter the soccer field proposal. He suggested that the money be approved for soccer but to not tie it to a specific area. He also commented that the community surrounding Brooks Park worked hard for the acquisition of this parcel land and that if Brooks Park is not acquired the community will be devastated.

Harold Wright, representing the Forest Hill Association, spoke in support of funding for the significant natural areas. He urged that these monies be approved.

Nan McGuire, a member of the Open Space Advisory Committee, said she supported the letter sent by 6 members of the Open Space Advisory Committee. She said a petition of 1500 was submitted urging the Committee to disapprove the soccer field at Dolores Park. She said there are options to explore such as having the Open Space Program fund lighting for the field at Mission High School.

Dan Chumley, representing the San Francisco Mime Troupe, said that soccer is an important concern and that the difficulty is the misuse of existing resources. He said that Dolores Park should be left as a park and should not be terraced in the way that cuts the park. He did not think soccer will stop crime.

Delmar Calwhite, spoke in opposition to funding the soccer field at Mission Dolores Park. He felt the soccer field is incompatible with the use of the park. He said the size of the field will extend the boundaries and that adequate space is needed for errant balls.

Richard Sharez, said he lives in the Mission District and frequently walks his dog. He explained that early in the morning he witnesses drug activity. He said if soccer is brought to the park it will increase the drug activity. Although he liked soccer he did not think it should be placed at Dolores Park.

Brian Freeman, said the soccer field would displace many of the activities that now occur on the lawn space at Dolores Park. He felt that those passive activities contribute enormously to the quality of life in the neighborhood.

Kent Watson, said he is a landscape architect and designs parks by profession. He said that the soccer field issue should be reviewed and not rushed. He said the City needs open space for public assembly, free speech, demonstrations and for play. He noted that Dolores Park is a designated park site for public assembly and that these issues needed to be explored.

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1993-1994 RECOMMENDATIONS (Continued)

Public Testimony (Continued)

Loren Charles, explained that he lives near Dolores Park and said it is a beautiful pocket of open space. He urged the Commission to not touch Dolores Park. He felt that the people promoting soccer are well meaning but soccer will not decrease drug dealing. Dolores Park is an aesthetically pleasing park and the soccer field is not a trivial proposal.

Paul Deutsch, said he supported the movement for more soccer but felt that Dolores Park is the wrong site for a soccer field. He said Dolores Park is a beautiful park and offers a wonderful blend of active and passive recreational use at this site. He said that no formal notification was given to the adjacent neighbors about this proposal and that he was never notified of these public hearings. He said there was clearly a sharp division in the community about this issue.

Mahir Charles, spoke in opposition to the placement of a soccer field at Dolores Park. She said Dolores Park has many churches in the area and on weekends people double park along the street. She was opposed to the soccer field and noted that the increased parking problem as a result of the field had not been addressed. She also expressed concern about the lack of participation of girls in soccer.

Wanda Mills, a member of the **California Native Plant Society**, spoke on behalf of Brooks Park and outlined the native plants species that were identified at this site. She stated that Brooks Park qualified as a significant natural area and falls within guidelines of Policy 13. She urged the Commissions to acquire this site.

Bob Dutra, Co-Chair of the **Open Space Advisory Committee**, stated that the Commissions were now witnessing some of the issues his committee faced throughout the year and urged the Commissions to accept the Open Space Program budget as it was presented. He felt it was a good program.

* * * * *

President Unobskey said it is very difficult to fund all the programs with the City's budget deficit.

Commissioner Immendorf felt that there was consensus that a soccer field was needed but the problem was that it was going to have to be in someone else's back yard. He was concerned about the City's children. He said there was opposition to lights, fences, goal posts, bleachers, retaining walls and that it was made very clear that the soccer field proposed would be non-invasive and that it was a compromise for other uses in the park. He noted that the Chief of Police, Police Commission and the Mayor has endorsed the placement of a soccer field at Dolores Park. He said after listening to all the testimony he recommended that the Commission consider moving forward on a soccer field at Dolores Park.

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)**

President Orr said that he did not think anybody on either commission questioned the need for soccer fields in the Mission or throughout the City. He had serious reservations about the Dolores Park soccer field proposal because it involves the displacement of existing park uses in an existing park. President Orr said the City lacks passive use areas in the City and there is a shortage of park lands and open space in the City. He felt that a planning program for soccer fields was important even though it would lengthen the process. He felt issues needed to be reviewed before making the commitment of a soccer field at Dolores Park. He was not prepared to change the traditional use of Dolores Park.

In response to Commissioner Ruiz's questions, Mr. Arnold explained that the Open Space Advisory Committee recommended allocating funds to design and construct a soccer field at Mission Dolores Park. The Recreation and Park Commission would have to review and approve the design of the soccer field. Mr. Arnold clarified the point that the recommendation is to site the soccer field at Dolores Park.

Commissioner Ruiz said that he frequented Dolores Park as an individual and with the Head Start Program on a number of occasions. He said although the park is aesthetically pleasing there are hundreds of kids that need supervised activity. He supported the concept of a soccer field at Dolores Park. He said the residents of that area can be involved in the review process to assure that there will be minimal impact in that area.

Commissioner Sommer said she was a volunteer for the schools, worked with the Big Brother Program and cared about kids. She wanted a soccer field. She felt that this idea was not well thought-out. She felt that Mission Dolores Park is one of the most beautiful places in the City and once this area is gouged out, it can never be restored. She felt that if the soccer field was approved at Mission Dolores Park it will be over-utilized within 6 months and the Recreation and Park Department will not have funds available to renovate the field. She felt that it was unwise to spend over \$650,000 for non-regulation soccer fields and that a well thought-out plan was needed.

Commissioner Immendorf commented that a regulation size soccer field was not as necessary as a practice field that can be utilized by the youth of the Mission.

Commissioner Eickman said after hearing the testimony he was not in favor of a soccer field at Dolores Park. He felt an appropriate site for a soccer field is at Potrero del Sol. He thought it was wiser to place the soccer field at this site because there was enough room and that it would be primarily used for soccer. He said there was a dire need for soccer fields for the entire City.

Commissioner Ruiz said the Mission District community has pleaded to the Recreation and Park Department for soccer fields for 18 years. He said the members of the Open Space Committee finally paid attention to their request. He said that the Mission District considered a soccer field at Potrero del Sol over 18 years ago and that the Recreation and Park Commission denied the request. He emphasized the need for recreational space is great and this request is for only a portion of the park.

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1993-1994 RECOMMENDATIONS (Continued)

Commissioner Farrow said after hearing all of the testimony on the issue she concurred with Commissioners Immendorf and Ruiz and felt it was time to support the soccer field at Dolores Park.

Commissioner Levine gave a historical overview of the Mission. She said the City Planning Department took an interest in the Mission and assigned a planner for implementation of a plan for this part of the City in the 1970s. She said the City acquired Potrero del Sol, Juri Commons and the gymnasium on 23rd and Harrison, all of which were recommended in the original Open Space plan. Commissioner Levine echoed the sentiments of Commissioner Ruiz and said that a commitment is needed for the Mission District. She said there is a need to review the entire issue of soccer in the Mission and the needs of the population and to find a suitable site for a regulation soccer field.

Commissioner Fung clarified the point that \$300,000 is proposed for allocation for planning, design and construction.

Steve Shotland, representing City Planning, explained that the City Planning Commission needed to consider the amendments to the Open Space element of the Master Plan and that the City Planning Commission needed to decide which sites should be included.

President Unobskey said the School District is in the process of reviewing all of the school sites and he did not want to intrude in the process. Therefore, he was concerned about the Brooks Park site and wanted to exclude it as one of the open space elements of the Master Plan.

Mr. Arnold explained that several inquiries have been made with the School District and that he met with the Superintendent of the School District who had not expressed an interest in the Brooks Park site.

Commissioner Lowenberg said that since there was so much community support shown for the Mullen/Peralta site she would include it in the open space element although it was not her first choice. She said the Trust for Public Land will participate in the development of some plans for this site.

President Unobskey wanted to make sure that the Superintendent of the Schools was not interested in the Brooks Park site before including it in the open space element of the Master Plan.

Commissioner Fung said that an update was necessary on the open space elements of the City's Master Plan.

Commissioner Lowenberg urged members of the commissions to attend the annual tour to see the needs of the community and neighborhoods. She said the Commissions can work together to develop play areas and recreation space.

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)**

Mr. Shotland listed the sites to be added to the open space element of the City's Master Plan: Bonview, Brewster Franconia Lot, Mullen/Peralta site and Evans/Hunters Point. He read the draft resolution to the Commission. He commented that the areas are consistent with the element of the Open Space Program. We will be looking at demographic issues and new goals.

Commissioner Levine clarified that there was funding to update the open space element of the Master Plan. President Unobskey said the General Manager of Recreation and Park department has indicated that funding is set aside for an overall study of the impact of the soccer field in the Mission.

On motion of Commissioner Lowenberg, seconded by Commissioner Fung, the City Planning Commission adopted the following resolution:

**CITY PLANNING COMMISSION
RES. NO. 13506**

WHEREAS, Pursuant to the San Francisco Charter requirements that the City Planning Commission adopt and maintain, including necessary changes therein, a Master Plan; and

WHEREAS, Certain portions of the Master Plan may over time become obsolete; and

WHEREAS, The City Planning Commission adopted the Recreation and Open Space Element of the Master Plan by Resolution No. 11067 on July 9, 1987; and

WHEREAS, The City Planning Commission amended the Recreation and Open Space Element of the Master Plan by Resolution No. 13149 on August 15, 1991, to add Citywide Policy #13, which states "Preserve and protect significant Natural Areas," and

WHEREAS, The City Planning Commission amended the Recreation and Open Space Element of the Master Plan adopting Resolution No. 13411 on October 1, 1992, to add and revise policies on regional recreational trails; and

WHEREAS, The electorate of San Francisco in November 1988 revised Charter Section 6.413 establishing the San Francisco Park and Open Space Fund to acquire and develop additional public open space, as well as to renovate and maintain it; and

WHEREAS, Since 1987 many of the sites proposed to be acquired as open space in Map 4, the "Citywide Recreation and Open Space Plan" and Map 8, the "Eastern Shoreline Plan," have been or are in the process of being acquired to serve the needs of San Francisco residents; and

WHEREAS, As part of the Case No. 93.148R, the 1993-1994 San Francisco Park and Open Space Program, four sites are proposed for acquisition as public open space that were not identified in the Recreation and Open Space Element as "Proposed Public Open Space"; and

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)**

**CITY PLANNING COMMISSION
RES. NO. 13506 (Continued)**

WHEREAS, there is significant neighborhood support for acquisition of the sites, and there may be a good opportunity to acquire the sites because most of the property owners appear willing to sell the properties to the City for open space use; and

WHEREAS, the sites, contained in EXHIBIT A and listed below, are proposed to be added to Map 4, the "Citywide Recreation and Open Space Plan" to the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space":

1. Bonview lots (Assessor's Block 5614, lots 47-50);
2. Brewster/Franconia lot (Assessor's Block 5556, lot 56);
3. Mullen/Peralta site (Assessor's Block 5538, lots 14, 15, 23, 28, and portions of undeveloped Mullen and Peralta Street rights-of-way);
4. Evans/Hunters Point Boulevard Triangle (Assessor's Block 4646, lots 9-11); and

WHEREAS, the Evans/Hunters Point Boulevard Triangle site, contained in EXHIBIT A, is in addition proposed to be added to Map 8, the "Eastern Shoreline Plan" to the category "Proposed Public Open Space, Acquire for or convert to Public Open Space"; and

WHEREAS, each of the sites proposed for acquisition is either very close to, or contiguous with existing parkland or public open space; and

WHEREAS, there is significant neighborhood support for acquisition of the sites, and there may be a good opportunity to acquire the sites because most of the property owners appear willing to sell the properties to the City for open space use; and

WHEREAS, on balance, the proposed amendments are consistent with the eight priority policies of Planning Code Section 101.1; and

WHEREAS, pursuant to Charter Sections 3.525 and 6.413, notice was duly given of a public hearing by the City Planning Commission to consider adoption of an amendment to the Recreation and Open Space Element of the Master Plan, which hearing was held on April 15, 1993; and

WHEREAS, on April 15, 1993, the Planning Commission held a public hearing and considered testimony related to the proposed amendments; and

WHEREAS, the Commission deems the proposed amendments to be appropriate and desires to adopt them as part of the Recreation and Open Space Element of the Master Plan; now, therefore be it

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)**

**CITY PLANNING COMMISSION
RES. NO. 13506 (Continued)**

RESOLVED, that the City Planning Commission, before acting on the proposed Master Plan amendment, does hereby certify that it has reviewed, considered, and approved the information contained in the Certificate of Determination of Exemption/Exclusion from Environmental Review, under General Rule Exclusion [State Guidelines Section 15061 (b)(3)]; and be it

FURTHER RESOLVED, that the City Planning Commission hereby adopts an amendment to the Recreation and Open Space Element of the Master Plan, adding the sites contained in Exhibit A to the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space" in Map 4, the "Citywide Recreation and Open Space Plan," and in addition adding the Evans/Hunters Point Boulevard Triangle site to the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space" in Map 8, the "Eastern Shoreline Plan"; and be it

FURTHER RESOLVED, that \$40,000 in funding from The San Francisco Park and Open Space Program, 1993-1994, be used to fund the Department of City Planning to initiate an update of the Recreation and Open Space Element of the Master Plan and the accompanying Programs Report; and be it

FURTHER RESOLVED, that the Secretary of the City Planning Commission shall record the action taken in this Resolution on the adopted amendment and shall certify a copy thereof to the Mayor and the Board of Supervisors in accordance with the Charter.

David Prowler, the alternate for the Chief Administrative Officer, said that the Dolores Park soccer field issue was one of the most difficult questions he has faced. He reiterated the point that this proposal does not include bleachers or fences because he did not want to vote for such a proposal. He said he placed his trust in staff to make sure this does not occur.

On motion of Commissioner Levine, seconded by Commissioner Lowenberg, the City Planning Commission adopted the following resolution:

**CITY PLANNING COMMISSION
RES. NO. 13507**

WHEREAS, the electorate of San Francisco in November 1988 revised Charter Section 6.413 establishing the San Francisco Park and Open Space Fund to be supported by an annual Ad Valorem tax of two and one-half cents (\$.025) for each one hundred dollars (\$100) assessed valuation, for a 15-year period; and

WHEREAS, Charter Section 6.413 specifies that the General Manager of the Recreation and Park Department shall annually present a report on the disposition of the Fund for approval by a majority of each of the Recreation and Park Commission and the City Planning Commission meeting jointly; and

Minutes of Joint Meeting of Recreation and Park/City Planning Commissions
Thursday, April 15, 1993

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1993-1994 RECOMMENDATIONS (Continued)

CITY PLANNING COMMISSION
RES. NO. 13507 (Continued)

WHEREAS, in formulating the 1993-1994 program, the fourth year of the program, the General Manager of the Recreation and Park Department closely considered the recommendations of the Park and Open Space Citizen's Advisory Committee, which were made after several months of diligent work that involved community discussions, field investigations, and public hearings; and

WHEREAS, Charter Section 6.413 requires that the program be consistent with the Recreation and Open Space Element of the Master Plan and in accordance with the Recreation and Open Space Programs document; and

WHEREAS, the Recreation and Open Space Element of the Master Plan was amended by CPC Resolution No. 13149 on August 15, 1991, to add Policy 13, which states: "Preserve and protect significant Natural Areas," and includes criteria to determine whether a site constitutes a Significant Natural Resource Area worthy of protection; and

WHEREAS, the Recreation and Park Commission recommends that three sites, Hawk Hill (also known as Funston Terrace), O'Shaughnessy Hollow, and portions of Bayview Hill, be designated as Significant Natural Resource Areas; and

WHEREAS, three sites proposed for acquisition under the Natural Areas Acquisition category, Hawk Hill (also known as Funston Terrace), O'Shaughnessy Hollow, and a portion of Bayview Hill, meet the criteria for Significant Natural Areas contained in Policy 13, and can be considered Significant Natural Areas worthy of protection; and

WHEREAS, the San Francisco Park and Open Space Program was determined by the San Francisco Department of City Planning (hereinafter "Department") to be categorically exempt from the environmental review process pursuant to California Environmental Quality Act (CEQA), and the Commission has reviewed and concurs with said determination; and

WHEREAS, the program responds to the Priority Policies of Section 101.1 of the Planning Code; and

WHEREAS, members of the Park and Open Space Citizens Advisory Committee worked to revise and update a Five Year Plan for open space acquisition, development, renovation and maintenance which are consistent with the goals and policies of the Recreation and Open Space Element of the Master Plan and the Recreation and Open Space Programs document; and

WHEREAS, the General Manager of the Recreation and Park Department on April 15, 1993, presented to the two Commissions, meeting jointly, the program entitled "General Manager's Report: Park and Open Space Fund, Fiscal Year 1993-1994," dated April 15, 1993, and the "Open Space Program Five Year Plan 1993-1994"; and

3. OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)

CITY PLANNING COMMISSION
RES. NO. 13507 (Continued)

WHEREAS, four sites proposed for acquisition as public open space were not identified in the Recreation and Open Space Element as "Proposed Public Open Space, Acquire for or Convert to Public Open Space"; and

WHEREAS, the sites: Bonview Lots (Assessor's Block 5614, lots 47-50); Brewster/Franconia site (AB 5556, lot 56); Mullen Peralta site (AB 5538, lots 14, 15, 23, 28, and portions of undeveloped Mullen and Peralta Street r-o-w); Evans/Hunters Point Boulevard Triangle (AB 4646, lots 9-11) have been proposed for acquisition as public open space; and

WHEREAS, each of the sites proposed for acquisition is either very close to, or contiguous to existing parkland or public open space; and there is significant community support for acquisition of the sites for open space purposes; and

WHEREAS, the City Planning Commission considered acquisition of the five sites at a public hearing on April 15, 1993, at which the Commission heard public testimony concerning acquisition of the sites; and

WHEREAS, at the public hearing on April 15, 1993, the Planning Commission also considered Case No. 93.159M, the Proposed amendment of the Recreation and Open Space Element, to add sites to Map 4, the "Citywide Recreation and Open Space Plan" and in addition to add the Evans/Hunters Point Triangle Site to Map 8, the "Eastern Shoreline Plan" under the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space"; and

WHEREAS, prior to approving the Program contained in the "General Manager's Report, San Francisco Park and Open Space Program, Fiscal Year 1993-1994," the City Planning Commission approved Resolution No. 13506, amending the Recreation and Open Space Element of the Master Plan, adding four sites proposed for acquisition as public open space to the Category "Proposed Public Open Space, Acquire for or Convert to Public Open Space" in Maps 4 and 8; now, therefore be it

RESOLVED, that the City Planning Commission does hereby find the program contained in the "General Manager's Report: Park and Open Space Fund, Fiscal Year 1993-1994," to be in conformity with the Recreation and Open Space Element of the Master Plan, and in accord with the Recreation and Open Space Programs document; and be it

FURTHER RESOLVED, that the City Planning Commission does hereby approve the Program, and adopt the budget for allocation and expenditure of the Program Fund, as recorded in the "General Manager's Report, San Francisco Park and Open Space Program, Fiscal Year 1993-1994"; and be it

FURTHER RESOLVED, that the City Planning Commission does hereby approve the recommendations in the updated "Open Space Program Five Year Plan 1993-1994.)"

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1993-1994 RECOMMENDATIONS (Continued)

Commissioner Immendorf asked for clarification on the soccer field issue. He reminded his commissioners that the Mayor has supported the soccer field at Dolores Park.

President Orr suggested that the Commission vote on the matter. He further clarified the point that the Recreation and Park Commission could not vote on the Brooks Park property since the City Planning Commission did not identify it as one of the open space elements of the Master Plan.

On motion of Commissioner Ruiz, seconded by Commissioner Immendorf, the Recreation and Park Commission failed to adopt the Open Space Program budget by the following vote:

Ayes: Commissioners Farrow, Immendorf, Ruiz
Noes: Commissioners Eickman, Orr, Sommer
Absent: Commissioner Chan

President Orr suggested that the remainder of the Open Space Program be adopted with the \$300,000 expenditure be allocated for a study for soccer in the Mission. This motion failed due to the lack of a second.

Commissioner Eickman made a motion to adopt the Open Space Program budget excluding the issue of funding the Dolores Park Soccer Field. Commissioner Sommer seconded this motion.

On motion of Commissioner Eickman, seconded by Commissioner Sommer, the Recreation and Park Commission adopted the following resolution:

RECREATION AND PARK COMMISSION
RES. NO. 16626

WHEREAS, The electorate of San Francisco in November, 1988, approved a new Charter Section 6.413 establishing the Park and Open Space Fund for a 15-year period; and

WHEREAS, Charter Section 6.413 requires that the Park and Open Space Citizens' Advisory Committee recommend, and the Recreation and Park Commission annually adopt, a Five Year Plan for Acquisition and Development, Renovation and Maintenance, to be updated annually; and

WHEREAS, Charter Section 6.413 also requires that the General Manager of the Recreation and Park Department shall annually present a report on the disposition of the Fund for approval by a majority of each of the Recreation and Park Commission and the City Planning Commission, meeting jointly; and

WHEREAS, In formulating the proposed program, the General Manager of the Recreation and Park Department closely considered the recommendations of the Park and Open Space Citizens' Advisory Committee which were made after months of diligent work that involved community discussions, field investigations and public hearings; and

3. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)**

**RECREATION AND PARK COMMISSION
RES. NO. 16626 (Continued)**

WHEREAS, Charter Section 6.413 requires that the program be consistent with the Recreation and Open Space Element of the Comprehensive Plan (Master Plan) and in accordance with the Recreation and Open Space Programs document; and

WHEREAS, The Office of Environmental Review of the City Planning Department found the submitted program to be categorically exempt from environmental review and has approved the proposed program; and

WHEREAS, The General Manager of the Recreation and Park Department on April 15, 1993, presented to the two Commissions, meeting jointly, a program entitled, "General Manager's Report: Park and Open Space Fund, Fiscal Year 1993/94", dated April 15, 1993; with the exception of the funding to place a soccer field Dolores Park; and

WHEREAS, The Recreation and Park Commission has adopted the Five Year Plan for Acquisition and Development, Renovation and Maintenance, Fiscal Year 1993/94, now, therefore be it

RESOLVED, That the Recreation and Park Commission does hereby approve the program, contained in the "General Manager's Report: Park and Open Space Fund, Fiscal Year 1993/94" dated April 15, 1993, which program is hereby found to be in accordance with the Recreation and Open Space Element of the Master Plan and Programs document approved by the City Planning Commission.

Commissioner Immendorf made a motion for the Commission to vote separately on funding for the soccer field at Mission Dolores Park, Commissioner Ruiz seconded this motion. The Recreation and Park Commission voted as follows:

Ayes: Commissioners Farrow, Immendorf, Ruiz

Noes: Commissioners Eickman, Orr, Sommer

Absent: Commissioner Chan

4. **PUBLIC COMMENT**

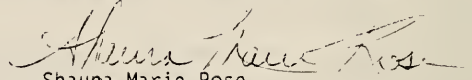
Edith McMillan, discussed the need to preserve the City's open space. She said the City needed more open space. She said residential properties are growing and has made open space projects not only worthwhile but essential. She felt that \$2.3 Million should be set aside for open space acquisition.

Minutes of Joint Meeting of Recreation and Park/City Planning Commissions
Thursday, April 15, 1993

5. ADJOURNMENT

There being no further business, the Special Meeting of the Recreation and Park Commission and City Planning Commission was adjourned at 11:25 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Shauna Marie Rose".

Shauna Marie Rose
Commission Secretary

51
C55
#21
4-29-93

DOCUMENTS DEPT.
MAY 21 1993
SAN FRANCISCO
PUBLIC LIBRARY

**S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY
APRIL 29, 1993
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Fung, Boldridge, Levine, Lowenberg, Prowler, Smith, Unobskey.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:40 P.M.

STAFF IN ATTENDANCE: Lu Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Larry Badiner, Michael Berkowitz, Gene Coleman, Susana Montana, Jim Nixon, Jim Miller, Daj Oberg, Gerald Green, Berry Pearl, Vincent Marsh, Steve Shotland and Linda Avery - Commission Secretary

1:40 P.M.

A. ITEMS TO BE CONTINUED

(TAPE IA: #0834-0086)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

(TAPE: IA: #0100-0832)

SPEAKERS: John Bardis, Charlott Macke, Marion Aird, John Barbey (also presented books to Unobskey and Prowler) Roberta Caravelli, Margaret Sigel: re: Thank CPC for requiring an EIR for the Illegal Unit Amnesty Program

C. COMMISSIONERS' QUESTIONS AND MATTERS

(TAPE: IA: #0834-1270)

1. LEVINE: Sue Hestor's Letter on the 1:30 a.m. or 2:00 a.m. meeting
- Start no case after 10:00
 - End meeting by midnight
 - Limit presentations by staff to 20 min.
 - When only 4 commissioners at end of meeting give each side of case the option to continue to another hearing earlier on calendar
 - Take a better look at time estimates for all cases
2. FUNG: - Keep Discretionary Review at end of meeting. IF case is continued, give priority on D.R. calendar
- Enjoyed having two weeks off.
3. PROWLER: - When will guidelines for Conditional Use for removal of housing come before the Commission?
- When will Commission get report from state on moving their staff around the Civic Center Area.

SPEAKER: Edith McMillan

RE: Consult D.R. parties as to what is more convenient when rescheduling their case.

D. DIRECTOR'S REPORT

(TAPE IA: #1277-2354)

* UN-SCHEDULED MATTERS BY THE DIRECTOR

SPEAKERS: John Bardis

RE: Up-dating City's Master Plan
Distribute brochures on Historic Districts of S.F.
Roberta CaravelliRE: Urban Design element of Master Plan
John BarbeyRE: Thank Department for attention given to Mission
District in relation to Master Plan
Landmark Map2:26 P.M.

1. 87.700C (BADINER)
240 LOMBARD STREET, (Lombard Plaza) - Parcel bounded by Chestnut, Winthrop, Lombard and Montgomery Streets, Lot 25 in Assessor's Block 60: Informational hearing on the status of the 118 unit senior housing project approved by the City Planning Commission under Motion Nos. 10326, 10970 and 11219. The project is in a C-2 (Community Business) District and an 84-E Height and Bulk District.

(TAPE IB: ALL)

(TAPE IIA: #0000-0657)

SPEAKERS: Olson Lee, Bob Herr, Roberta Caravelli, Margaret Sigel,
Edith McMillan, John Bardis, Eugene Pearl, Nancy Gin,
Virginia Conway, Rich Crane

Item 87.700C continued

**PRESENTATION COMPLETE
NO ACTION REQUIRED**

3:23 P.M.

2. TIER III (BERKOWITZ)
675-22ND AVENUE, west side between Cabrillo and Balboa Avenues, Lot 16 in Assessor's Block 1622 - Informational presentation of Building Permit Application No. 9216456 for the construction of a one story rear yard addition to a single-family house in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(TAPE IIA: #0660-0763)

**NO OPPOSITION
NO DISCRETIONARY REVIEW**

VOTE: 7-0

3. TIER III (COLEMAN)
120 VALMAR TERRACE, northwest side bounded by Pery and Athens Avenues; Lot 5 in Assessor's Block 5960 -- Informational Presentation of Building Permit Application No. 9301979 to construct a deck at the rear of the structure. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(TAPE IIA: #0660-0763)

**NO OPPOSITION
NO DISCRETIONARY REVIEW**

VOTE: 7-0

4. TIER III (COLEMAN)
2566-15TH AVENUE, east side between Ulloa and Vicente Streets; Lot 21 in Assessor's Block 2415 -- Informational presentation of Building Permit Application No. 9218426 to construct a vertical addition and extension to the rear. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(TAPE IIA: #0660-0763)

**NO OPPOSITION
NO DISCRETIONARY REVIEW**

VOTE: 7-0

5. TIER III (COLEMAN)
245 COUNTRY CLUB DRIVE, south side between Brookhaven Land and Coventry Court; Lot 21 in Assessor's Block 7274 -- Informational presentation of Building Permit Application No. 9222156 to construct a second story addition to an existing 1-2 story split level single family house. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(TAPE IIA: #0660-0763)

Item 5 continued

**NO OPPOSITION
NO DISCRETIONARY REVIEW**

VOTE: 7-0

E. CONSIDERATION OF FINDINGS/FINAL MOTIONS - PUBLIC HEARING CLOSED

6. 92.493C (MONTANA)
103-105 FREEELON, southwest corner at Fulton Street, Lot 30 of Assessor's Block 3777 -- Request for conditional use authorization to convert a dwelling unit to additional restaurant space in an SLI (Service/Light Industrial) District and a 50-X height and bulk district.

(Continued from Regular Meeting of April 8, 1993)

**NOTE: ON MARCH 25, 1993, THE COMMISSION PASSED A MOTION OF
INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 7-0**

(TAPE: IA: #0010-0086)

**WITHOUT HEARING,
CONTINUED TO MAY 20, 1993
ABSENT: COMMISSIONER FUNG**

VOTE: 6-0

3:25 P.M.

F (a). UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. Following review by the Department, it has been determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

7. 93.123C (NIXON)
1800 LOMBARD, at the northwest corner of Lombard and Laguna Streets; Lot 5 in Assessor's Block 494 -- Request for conditional use authorization to expand an existing auto gasoline station by adding a retail sales area and one additional set of fuel dispensing pumps as permitted in Planning Code Section 178(c). The site is located within an NC-3 Neighborhood Commercial District with a 40X height and bulk district.

(TAPE: IIA: #0845-1291)

**SPEAKER: Dick Blankenfeld
ACTION: APPROVE WITH CONDITIONS AS MODIFIED**

VOTE: 7-0

Item 93.123C continued

(LITTER CONTROL AND MAINTAIN LANDSCAPE)
MOTION NO.: 13508

8. 93.122C (NIXON)
1431 STOCKTON STREET, west side between Green and Vallejo Streets; Lot 9 in Assessor's Block 130 - Request for conditional use to add one billiard table (defined in Planning Code Section 790.38 as Other Entertainment) within an existing bar in the North Beach Neighborhood Commercial District.

(TAPE IIA: #0845-1303)
VOTE: 7-0

ACTION: APPROVED WITH CONDITIONS
MOTION NO.: 13509

- F (b). Cases that were advertised as Uncontested, but phone calls expressing concern have been received during the past week.

9. 92.372C (MILLER)
1435 PALOU AVENUE, southwest side between Keith and Lane Streets, Lot 26 in Assessor's Block 5325 -- Request for authorization of **CONDITIONAL USE** to allow expansion of a **RELIGIOUS FACILITY** (Sonlight Pentecostal Holiness Temple) in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

(TAPE IIA: #1306-1815)

SPEAKER: Felix Jackson, Roberta Atkins
AFTER HEARING CONCERNS, THE COMMISSION **VOTE: 7-0**
CONTINUED TO MAY 27, 1993 FOR FULL PUBLIC HEARING

10. 92.693C (MILLER)
177 MONTCALM STREET, southeast corner at Franconia Street, Lot 24 in Assessor's Block 5336A -- Request for authorization of **CONDITIONAL USE** to allow creation of **ONE LOT LESS THAN 25 FEET IN WIDTH** in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

(TAPE IIA: #1852-1864)
VOTE: 7-0

ACTION: APPROVED WITH CONDITIONS
MOTION NO.: 13510

G. REGULAR CALENDAR

11. (OBERG)
SEAPORT STRATEGY/BAY PLAN A, Consideration of institution of a policy of Discretionary Review for that area designated as port priority use area (from the

Item 11 continued

China Basin Channel [Pier 48 to and including Pier 80, but excluding the Mission Bay project area] pursuant to pending initiation of interim controls.

(TAPE IIA: #1974-2354)

(TAPE IIB: #0000-1396)

SPEAKER: Kirsten McGeary

ACTION: APPROVED

VOTE: 7-0

RESOLUTION NO.: 13511

4:40 P.M.

12. 92.328T

(MONTANA)

AMNESTY PROGRAM FOR ILLEGAL DWELLING UNITS- TEXT CHANGES

Consideration of disapproval or continuation until environmental review is completed of proposed text amendments to the City Planning Code and other city codes to allow, within a two year period, legalization as nonconforming uses, of dwelling units meeting specific criteria in RH-1, RH-2, RH-3, RM, RC, NC and Mixed Use Districts: One unit per property created without the benefit of proper permits before January 1, 1992 yet meeting certain criteria of this legislation can qualify for relief from off-street parking, density limitations and certain Building Code standards if certain requirements are met.

(Continued from Regular Meeting of April 15, 1993)

(TAPE IIB: #1436-2346)

(TAPE IIIA: ALL)

(TAPE IIIB: #0000-1004)

SPEAKERS: John Bardis, Roberta Caravelli, P. Lee, Bruno Heising,
Dave Mitchell, Greg Tanno, Don Ablehaff, Bob Wood,
Helen Nash, Michael Weinzneigh, Jeremy Paul,
Mary Ann Miller, Marion Aird, Charlott Macke,
Margaret Sigel, John Bardis, Nancy Gin, Eva Hue

ACTION: DISAPPROVED

VOTE: 6-1

NO: PROWLER

RESOLUTION NO.: 13512

RECESS FROM 6:15 - 6:23 P.M.

6:23 P.M.

13. 92.002C

(GREEN)

2555 MISSION STREET, CINE LATINO, east side between 21st and 22nd Streets;
Lot 23 in Assessor's Block 3615 -- Request for Conditional Use Authorization to

Item 92.002C continued

develop a site in excess of 10,000 square feet within an NC-3 Moderate Scale Neighborhood Commercial District.

(Continued from Regular Meeting of April 15, 1993)

(TAPE IIIB: #1208-1996)

SPEAKERS: JOAN Pifarre, Mr. Sweet

ACTION: DISAPPROVED

VOTE: 7-0

MOTION NO.: 13513

6:40 P.M.

14. 93.124C

(NIXON)

154 - 9TH STREET, west side between Mission and Howard Streets; Lot 7 in Assessor's Block 3509 -- Request for Conditional Use authorization to establish a social service delivery center (defined by Planning Code Section 890.50 as Other Institutions). The property is located in an SLR (Service/Light Industrial/Residential Mixed Use) District within an 50-X height and bulk district.

(TAPE IIIB: #1999-2351)

(TAPE VA: # ALL)

(TAPE VB: #0000-0509)

**SPEAKERS: Richard Bonilih, Scott Himilbrook, Jenny Green,
Michael Hornstein, Devias, Laura Hom Wong,
Andrew Deshan, Oak Hom, Heidi Chip, Joseph,
Daniell Edwards, Chud Hamilton, Richard Barralich**

AFTER HEARING, COMMISSION CLOSED

VOTE: 7-0

PUBLIC HEARING AND CONTINUED TO

MAY 6, 1993

7:50 P.M.

15. 93.075C

(PEARL)

580-84 VALENCIA STREET, west side between 16th and 17th Streets; Lot 11 in Assessor's Block 3568 -- Request for authorization of Conditional Use to establish a non-residential use of 3,000 gross square feet or more in size within an existing building in the Valencia Street Neighborhood Commercial District and 50-X Height and Bulk District.

(TAPE IVB: #0784-0947)

ACTION: APPROVED WITH CONDITIONS AS MODIFIED

VOTE: 6-0

(PROJECT KEPT IN NEAT CONDITION)

ABSENT: COMMISSIONER PROWLER

MOTION NO.: 13514

7:53 P.M.

16. 93.058L (MARSH)
GEORGE GIBBS RESIDENCE AND CARETAKER'S COTTAGE, 2622-24 JACKSON & 2629 -1/2 PACIFIC STREET, north side between Pierce and Scott Streets; Lot 8, 9 and 10 within Assessor's Block 585. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the George Gibbs Residence and Caretaker's Cottage as Landmark No. 203 pursuant to Article 10 of the City Planning Code. Lots 8 and 9 are zoned RH-2 (House, Two Family) District and Lot 10 is zoned RH-1 (House, One Family) District. All three lots are located within a 40-X Height and Bulk District.
(Continued from Regular Meeting of April 1, 1993)

ACTION: APPROVED
RESOLUTION NO.: 13515

(TAPE IVB: #0953-1178)
VOTE: 7-0

RECESS FROM 7:55 P.M. - 8:15 P.M.

8:15 P.M.

17. 92.659L (MARSH)
906 BROADWAY, Our Lady of Guadalupe Church, north side between Mason and Taylor Streets; Lot 9 in Assessor's Block 149. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of Our Lady of Guadalupe Church as Landmark No. 204 pursuant to Article 10 of the City Planning Code. Lot 9 in Assessor's Block 149 in zoned RM-2 (Mixed Residential, Low Density) District and is in 40-X Height and Bulk District.
(Continued from Regular Meeting of April 1, 1993)

(TAPE IVB: #1447-2356)
(TAPE V A & B: ALL)
(TAPE VIA: #0000-0356)

SPEAKERS: Les McDonald, Clementina Garcia, Patricia Kati, Quanji Farri,
Peter Arguello III, Gena Brusatori,
Michael Angelo Valentino Molina, Inez Jimenez, Domingo Bravo,
Chuck Iyella, Mark Ryser, Steve Kendricks, William Pastora,
Jose Medina, Joel Buttler, Bob Tibbits,
Gloria Diana Ramos, Katy Lewis, Molly Celi,
Michael Angelo Molina, Sr., Mrs. Guillermo Deli,
George Pandolino

ACTION: APPROVED
RESOLUTION NO.: 13516

VOTE: 7-0

18. 92.709R

(SHOTLAND)

Master Plan Referral of MUNI's proposed acquisition of 700 Pennsylvania Avenue (AB 4167, lot 10) to relocate it's "Ways and Structures Maintenance Shop" from 24th and Utah Streets.

**WITHOUT HEARING, CONTINUED
TO MAY 6, 1993**

**(TAPE IVB: #1352-1424)
VOTE: 7-0**

10:18 P.M.

19. 93.114ET (GREEN)
Neighborhood Commercial Districts Citywide (Article 7) -- Request for Amendment of City Planning Code by amending Section 790.102 to add a new Subsection 790.102(n) to add coffeehouses to the sales and services, Other Retail Category in Neighborhood Commercial Districts. The affect of the amendment if adopted would be that coffeehouses would be defined as a retail service thereby permitting such activities in zoning districts which allow retail sales and services without special authorization. Under current Planning Code provisions coffeehouses are defined as a restaurant and require conditional use authorization in some zoning districts.

(TAPE VIA: #0480-1974)

**SPEAKERS: Pam Duffy, Bob Tibbits, Charlott Macke, John Bardis,
Christie Day**

ACTION: APPROVED

VOTE: 5-0

**ABSENT: COMMISSIONERS LEVINE AND PROWLER
RESOLUTION NO.: 13517**

SPECIAL DISCRETIONARY REVIEW HEARING

**NOTICE AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING
COMMISSION WILL CONVENE INTO A SPECIAL
DISCRETIONARY REVIEW HEARING. PROCEDURES
GOVERNING SPECIAL DISCRETIONARY REVIEW
HEARINGS WILL BE IN EFFECT. THOSE CASES THAT
ARE SCHEDULED ON THIS CALENDAR PRIOR TO 7:00
P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY
7:00 P.M., COULD BE CONTINUED TO A LATER TIME
OR DATE AS DETERMINED BY THE COMMISSION**

20. 93.194D (BERKOWITZ)
16 EDGEHILL WAY, north west side near Garcia Avenue, Lot 5 in Assessor's Block 2923 -- Request for Discretionary Review of Building Permit Application NO. 9303053 for the construction of a single family house in an RH-1 (D) (House, One-

Item 93.194D

Family, Detached Dwellings) district.
(Continued from Regular Meeting of April 15, 1993)

(TAPE IVB: #1200-1350)
VOTE: 7-0

WITHOUT HEARING, CONTINUED TO
MAY 20, 1993

21. 93.149D (BERKOWITZ)
434 - 36th AVENUE, east side between Clement Street and Geary Boulevard, Lot 41 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9301101 for the construction of a three story rear yard addition to a single family house in an RH-1 (House, One-Family) district

(TAPE IVB: #1200-1350)
VOTE: 7-0

WITHOUT HEARING CONTINUED TO
MAY 20, 1993

Adjourned: 10:48 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC:042993S

CS5
#21
5/6/93

///
/

**S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
/// REGULAR MEETING**

THURSDAY
MAY 6, 1993
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 9 1993

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Fung, Boldridge, Levine, Lowenberg, Unobskey.

ABSENT: Commissioner Prowler

COMMISSIONER SMITH RESIGNED EFFECTIVE MAY 1, 1993

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:45 P.M.

STAFF IN ATTENDANCE: Lu Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Jim Miller, Gerald Green, Jim Nixon, Steve Shotland, Glenda Skiffer, Paul Deutsch, Inge Horton, Michael Berkowitz and Linda Avery - Commission Secretary

1:45 P.M.

A. ITEMS TO BE CONTINUED

(TAPE: IA: #0230-0324)
- **CANCELLATION OF PLANNING COMMISSION HEARING VOTE: 5-0
MAY 13, 1993 AND CONTINUANCE OF SCHEDULED ITEMS.
ABSENT: COMMISSIONER PROWLER**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(TAPE: IA: #1731-1791)

**SPEAKERS: Mike Page
Re: 3622 Baker Street**

Public Comment continued

Re: Harold Wright
55 Dorantes Avenue
Margaret Sigel
Re: 1345-5Th Avenue
Wayne Karn
Re: Geary & Divisadero Corridor - Medical activity
Edith McMillan
Re: Notification - 641-28th Avenue
Virginia Conway
Courtney Clarkson
Re: Medical space in a small area

C. COMMISSIONERS' QUESTIONS AND MATTERS

(TAPE: IA: #1731-1791)

LEVINE: WITH CANCELLATION OF CPC METING, DIRECTOR SHOULD LET
COMMISSION KNOW IF CASES START TO BACK UP SO COMMISSION
CAN SCHEDULE SPECIAL MEETINGS IF NECESSARY TO
ACCOMMODATE THEM.

D. DIRECTOR'S REPORT

(TAPE: IA: #1800-1843)

* UNSCHEDULED MATTERS BY THE DIRECTOR

1. BOARD OF PERMIT APPEAL/BOARD OF SUPERVISORS REVIEW ON PAST
WEEKS EVENTS

(TAPE: IA: #1845-2053)

PRESENTATIONS COMPLETED
NO ACTION REQUIRED

(MILLER)

2. Informational presentation by Department staff and representatives from the
California Department of Social Services on Residential Social Service Facilities (as
requested by the Commission at its March 18, 1993, hearing)

(TAPE: IA: #2054-2354)

(TAPE: IB: ALL)

(TAPE: IIA: #0000-1495)

SPEAKERS: Mr. Kuo, Karen Klein, Elen Benjamin, Carol Roseman
Sherie Koshover, Patricia Vahee, Wayne Karn,
Karen Cromie, Keith Comsert, Jeol Lipsky,
John Bardis

PRESENTATION COMPLETE
NO ACTION REQUIRED

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. Following review by the Department, it has been determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

3:40 P.M.

3. 93.184C (GREEN)
250-270 MASONIC STREET, northeast corner at Turk Street, Lots 2 and 3 in Assessor's Block 1111 -- Request for Conditional Use Authorization to alter the Irwin Memorial Blood Bank building, considered a nonconforming building and use with a previous conditional use authorization by adding a second floor within the existing building within an RM-1, Low Density Residential Mixed District.

(TAPE: IIA: #1512-1580)
VOTE: 5-0

ACTION: APPROVED WITH CONDITIONS
(#2 EXHIBIT A:...
MINIMUM OF 78 OFF-STREET PARKING SPACES)
ABSENT: COMMISSIONER PROWLER
MOTION NO.: 13518

RECESS FROM 6:15 P.M. - 6:30 P.M.

F. REGULAR CALENDAR6:30 P.M.

4. 93.124C (NIXON)
154 - 9TH STREET, west side between Mission and Howard Streets; Lot 7 in Assessor's Block 3509 -- request for Conditional Use authorization to establish a social service delivery center (defined by Planning Code Section 890.50 as Other

Item 93.124C continued

Institutions). The property is located in an SLR (Service/Light Industrial/Residential Mixed Use) District within a 50-X height and bulk district.

NOTE: On April 29, 1993, after receiving public testimony, the Commission closed the public hearing and continued this matter to 5/6/93 by a vote of 7-0.

TAKEN OUT OF ORDER AND HEARD AFTER #6

(TAPE: IIIA: #1356-2350)

(TAPE: IIIB: #0000-0543)

SPEAKER: Scott Newloo

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER PROWLER

MOTION NO.: 13520

3:45 P.M.

5. 92.709R

(SHOTLAND)

Master Plan Referral of MUNI's proposed acquisition of 700 Pennsylvania Avenue (AB 4167, lot 10) to relocate it's "Ways and Structures Maintenance Shop" from 24th and Utah Streets.

(Continued from Regular Meeting of April 29, 1993)

(TAPE: IIA: #1586-2354)

(TAPE: IIB: #0000-0368)

SPEAKERS: Joe Boss, Clara Meyers, Babbette Drafke

ACTION: APPROVED

VOTE: 5-0

ABSENT: COMMISSIONER PROWLER

RESOLUTION NO.: 13519

4:00 P.M.

It is the Commission's intention to consider the following matter at 4:00 pm. Items listed on this calendar prior to that time, but have not been called or heard by 4:00 p.m. could be continued to a later time or date as determined by the Commission.

6.

(SKIFFER)

Informational hearing on current and future use of approximately 17.5 acres of surplus Water Department property along the south side of John Muir Drive, adjacent to the Olympic Club, part of Assessor's Block 7283, P (Public Use) District.

(TAPE: IIB: #0430-2352)

(TAPE: IIIA: #0000-1340)

SPEAKERS: Toni Deluchi, John Mullane, Vince Killduff,
Howard Ellman, Randy Devato, Roy Clay,
Lee Yarborough, Elizabeth Regan, Mike Cinelli,

Item 6 continued

Arthur Andrews, Keith Consoer, Douglas Comstock,
Barbara Lym, Peggy Lavelle, Caroly Nagg, Bill Callan,
Timonthy Tracy, Bruce Selly, John Bardis,
Edith McMillan, Margaret Sigel, Irving Levy

MEETING HELD
NO ACTION REQUIRED

7:03 P.M.

7. 92.287E & 92.288E (DEUTSCH)
RESIDENTIAL CONSERVATION CONTROLS - APPEAL OF PRELIMINARY
NEGATIVE DECLARATION, Residential Conservation Controls (RCC). Proposed
text amendments to the City Planning Code affecting zoning controls applicable to
RH and RM Districts citywide. Interim and permanent zoning controls would affect
the size and design of proposed residential alterations and new construction, would
change allowable curb cut and garage door widths, would require design review for
all permit applications, would effectuate various other changes to various sections of
the City Planning Code, and would change Department of City Planning procedures
for processing permits in the affected zoning district.
(Continued from Regular Meeting of March 25, 1993)

(TAPE: IIIB: #0555-2357)

(TAPE: IVA: # ALL)

(TAPE: IVB: #0000-0480)

SPEAKERS: John Bardis, Joe O'Donghue, James Loo, Lorraine Lucas,
Wilt Carlston, Hioschura Fakuda, Roberta Caravelli,
Alice Barkley, Bud Willson, Eva Hue, Harold Wright,
Evelyn Wilson, Marion Aird, Mary Ann Miller,
Charlotte Maeck, Edith McMillan, Jeanette,
Joel Ventrusca, Babbette Drafke, Joe O'Donghue

MEETING HELD
PUBLIC HEARING AND COMMENT PERIOD CLOSED
CONTINUED TO MAY 20, 1993

VOTE: 5-0

ABSENT: COMMISSIONER PROWLER

8:45 P.M.

8. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, Public Hearing on and
consideration of a resolution adopting Residential Conservation Controls for an
interim period not to exceed 18 months or until the adoption of permanent
controls and deleting the Discretionary Review Policy adopted by City Planning
Commission Resolution No. 12044. The proposed ordinance contains
provisions for rear yard, height and building design to define the potential
building form and appearance of new construction and alteration of buildings in

Item 92.287ET continued

R districts and requires compliance with the Residential Design Guidelines. The proposal also contains a two level permit review procedure and notification requirement to neighbors and neighborhood groups. Demolition and extensive alteration would require Level 2 review including compliance with certain criteria and approval of the replacement structure prior to issuing a demolition permit. The ordinance proposes to reduce the size of off-street parking spaces citywide, to revise the definition of family and the regulations for non-complying structures to permit rehabilitation, and to amend or delete other sections of the Code to clarify their applicability to R districts. The proposed ordinance would be applicable to all RH and RM districts including the Nob Hill, Northern Waterfront #2, Dolores Heights, and Bernal Heights Special Use Districts.
(Continued from Regular Meeting of April 15, 1993)

(TAPE: IVB: 0500-0828)

**WITHOUT HEARING,
CONTINUED TO JUNE 24, 1993**

VOTE: 5-0

ABSENT: COMMISSIONER PROWLER

9.

(HORTON)

RESIDENTIAL DESIGN GUIDELINES, REVISIONS TO THE, Public hearing on and consideration of a motion revising the Residential Design Guidelines to make them applicable to the proposed Residential Conservation Controls.

(TAPE: IVB: #0500-0828)

**WITHOUT HEARING,
CONTINUED TO JUNE 24, 1993**

VOTE: 5-0

ABSENT: COMMISSIONER PROWLER

8:50 P.M.

10.

(HORTON)

RESIDENTIAL DESIGN GUIDELINES, AMENDMENT TO THE, Public Hearing on and consideration of a motion amending the Residential Design Guidelines by adding as a supplement the Westwood Park Association Residential Design Guidelines for review of applications in Westwood Park.

(TAPE: IVB: #0830-0968)

**ACTION: APPROVED
ABSENT: COMMISSIONER PROWLER
RESOLUTION NO.: 13521**

VOTE: 5-0

RECESS FROM 8:55 - 9:15 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE AT APPROXIMATELY 9:15 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 9:15 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 9:15 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

11. 93.229D (BERKOWITZ)
247 RIPLEY STREET, north side between Alabama and Peralta Avenue, Lot 9 in Assessor's Block 5541 - Request for Discretionary Review of Building Permit Application No. 9300727 for the construction of a three-story, two-unit residential building in an RH-2 (House, Two-Family) district.

(TAPE: IVB: #0971-2355)

(TAPE VA: #0000-1668)

SPEAKERS: Terry Milne, Jay Adams, Norma Paliska, Morgan Walford,
John Doll, Tom Meyer, John Abbott, Jeff , Henry Shapiri

ACTION: CONTINUED TO MAY 27, 1993

VOTE: 4-0

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONERS BOLDRIDGE AND PROWLER

12. 93.073D (BERKOWITZ)
675 RHODE ISLAND STREET, east side between 18th and 19th Street, Lot 32 in Assessor's Block 4031 - Request for Discretionary Review of Building Permit Application NO. 9204463 for the construction of a three-story two-unit residential building in an RH-2 (House, Two-Family) district.

(TAPE: VA: #1673-2350)

(TAPE: VB: #0000-1000)

SPEAKER: Michael O'Brien

MEETING HELD.

VOTE: 4-0

**USING D.R. AUTHORITY, CITY PLANNING COMMISSION
APPROVED WITH MODIFICATIONS AND INSTRUCTIONS
TO STAFF TO UTILIZE PROPOSED RCC AS GUIDE FOR
FINAL PROJECT AND DESIGN**

ABSENT: COMMISSIONERS BOLDRIDGE AND PROWLER

13. 92.481D (BERKOWITZ)
3644 - 22ND STREET, north side between Church and Sanchez Streets, Lot 13 in Assessor's Block 3620 - Request for Discretionary Review of Building Permit

Item 92.481D continued

Application No. 9208886 for the construction of a rear yard addition for a one-family house in an Rh-1 (House, One-Family) district.

(TAPE: VB: \$1008-2230)

SPEAKERS: Elizabeth Andresen, Harold Andresen, David Lau

ACTION: CONTINUED TO MAY 20, 1993

VOTE: 4-0

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONERS BOLDRIDGE AND PROWLER

Adjourned: 11:20 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC:050693S

CS5
#21
5/6/93
CL

SUMMARY
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

DOCUMENTS DEPT.

JUN 9 1993

SAN FRANCISCO
PUBLIC LIBRARY

THURSDAY
MAY 6, 1993
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Fung, Boldridge, Levine, Lowenberg, Unobskey.

ABSENT: Commissioner Prowler

COMMISSIONER SMITH RESIGNED EFFECTIVE MAY 1, 1993

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:45 P.M.

STAFF IN ATTENDANCE: Lu Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Jim Miller, Gerald Green, Jim Nixon, Steve Shotland, Glenda Skiffer, Paul Deutsch, Inge Horton, Michael Berkowitz and Linda Avery - Commission Secretary

1:45 P.M.

A. ITEMS TO BE CONTINUED

- (TAPE: IA: #0230-0324)
- CANCELLATION OF PLANNING COMMISSION HEARING VOTE: 5-0
MAY 13, 1993 AND CONTINUANCE OF SCHEDULED ITEMS.
ABSENT: COMMISSIONER PROWLER

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(TAPE: IA: #1731-1791)

SPEAKERS: Mike Page
Re: 3622 Baker Street

Public Comment continued

Re: Harold Wright
55 Dorantes Avenue
Margaret Sigel
Re: 1345-5Th Avenue
Wayne Karn
Re: Geary & Divisadero Corridor - Medical activity
Edith McMillan
Re: Notification - 641-28th Avenue
Virginia Conway
Courtney Clarkson
Re: Medical space in a small area

C. COMMISSIONERS' QUESTIONS AND MATTERS

(TAPE: IA: #1731-1791)

LEVINE: WITH CANCELLATION OF CPC METING, DIRECTOR SHOULD LET
COMMISSION KNOW IF CASES START TO BACK UP SO COMMISSION
CAN SCHEDULE SPECIAL MEETINGS IF NECESSARY TO
ACCOMMODATE THEM.

D. DIRECTOR'S REPORT

(TAPE: IA: #1800-1843)

* UNSCHEDULED MATTERS BY THE DIRECTOR

1. BOARD OF PERMIT APPEAL/BOARD OF SUPERVISORS REVIEW ON PAST
WEEKS EVENTS

(TAPE: IA: #1845-2053)

PRESENTATIONS COMPLETED
NO ACTION REQUIRED

(MILLER)

2. Informational presentation by Department staff and representatives from the
California Department of Social Services on Residential Social Service Facilities (as
requested by the Commission at its March 18, 1993, hearing)

(TAPE: IA: #2054-2354)

(TAPE: IB: ALL)

(TAPE: IIA: #0000-1495)

SPEAKERS: Mr. Kuo, Karen Klein, Elen Benjamin, Carol Roseman
Sherie Koshover, Patricia Vahee, Wayne Karn,
Karen Cromie, Keith Comsert, Jeol Lipsky,
John Bardis

PRESENTATION COMPLETE
NO ACTION REQUIRED

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. Following review by the Department, it has been determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

3:40 P.M.

3. 93.184C (GREEN)
250-270 MASONIC STREET, northeast corner at Turk Street, Lots 2 and 3 in Assessor's Block 1111 -- Request for Conditional Use Authorization to alter the Irwin Memorial Blood Bank building, considered a nonconforming building and use with a previous conditional use authorization by adding a second floor within the existing building within an RM-1, Low Density Residential Mixed District.

ACTION: APPROVED WITH CONDITIONS**(TAPE: IIA: #1512-1580)****VOTE: 5-0****(#2 EXHIBIT A:...****MINIMUM OF 78 OFF-STREET PARKING SPACES)****ABSENT: COMMISSIONER PROWLER****MOTION NO.: 13518**

RECESS FROM 6:15 P.M. - 6:30 P.M.

F. REGULAR CALENDAR6:30 P.M.

4. 93.124C (NIXON)
154 - 9TH STREET, west side between Mission and Howard Streets; Lot 7 in Assessor's Block 3509 -- request for Conditional Use authorization to establish a social service delivery center (defined by Planning Code Section 890.50 as Other

Item 93.124C continued

Institutions). The property is located in an SLR (Service/Light Industrial/Residential Mixed Use) District within a 50-X height and bulk district.

NOTE: On April 29, 1993, after receiving public testimony, the Commission closed the public hearing and continued this matter to 5/6/93 by a vote of 7-0.

TAKEN OUT OF ORDER AND HEARD AFTER #6

(TAPE: IIIA: #1356-2350)

(TAPE: IIIB: #0000-0543)

SPEAKER: Scott Newloo

ACTION: APPROVED WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONER PROWLER

MOTION NO.: 13520

3:45 P.M.

5. 92.709R

(SHOTLAND)

Master Plan Referral of MUNI's proposed acquisition of 700 Pennsylvania Avenue (AB 4167, lot 10) to relocate it's "Ways and Structures Maintenance Shop" from 24th and Utah Streets.

(Continued from Regular Meeting of April 29, 1993)

(TAPE: IIA: #1586-2354)

(TAPE: IIB: #0000-0368)

SPEAKERS: Joe Boss, Clara Meyers, Babbette Drafke

ACTION: APPROVED

VOTE: 5-0

ABSENT: COMMISSIONER PROWLER

RESOLUTION NO.: 13519

4:00 P.M.

It is the Commission's intention to consider the following matter at 4:00 pm. Items listed on this calendar prior to that time, but have not been called or heard by 4:00 p.m. could be continued to a later time or date as determined by the Commission.

6.

(SKIFFER)

Informational hearing on current and future use of approximately 17.5 acres of surplus Water Department property along the south side of John Muir Drive, adjacent to the Olympic Club, part of Assessor's Block 7283, P (Public Use) District.

(TAPE: IIB: #0430-2352)

(TAPE: IIIA: #0000-1340)

SPEAKERS: Toni Deluchi, John Mullane, Vince Killduff,

Howard Ellman, Randy Devato, Roy Clay,

Lee Yarborough, Elizabeth Regan, Mike Cinelli,

Item 6 continued

Arthur Andrews, Keith Consoer, Douglas Comstock,
Barbara Lym, Peggy Lavelle, Caroly Nagg, Bill Callan,
Timonthy Tracy, Bruce Selly, John Bardis,
Edith McMillan, Margaret Sigel, Irving Levy

MEETING HELD
NO ACTION REQUIRED

7:03 P.M.

7. 92.287E & 92.288E (DEUTSCH)

RESIDENTIAL CONSERVATION CONTROLS - APPEAL OF PRELIMINARY
NEGATIVE DECLARATION, Residential Conservation Controls (RCC). Proposed
text amendments to the City Planning Code affecting zoning controls applicable to
RH and RM Districts citywide. Interim and permanent zoning controls would affect
the size and design of proposed residential alterations and new construction, would
change allowable curb cut and garage door widths, would require design review for
all permit applications, would effectuate various other changes to various sections of
the City Planning Code, and would change Department of City Planning procedures
for processing permits in the affected zoning district.
(Continued from Regular Meeting of March 25, 1993)

(TAPE: IIIB: #0555-2357)

(TAPE: IVA: # ALL)

(TAPE: IVB: #0000-0480)

SPEAKERS: John Bardis, Joe O'Donghue, James Loo, Lorraine Lucas,
Wilt Carlston, Hioschura Fakuda, Roberta Caravelli,
Alice Barkley, Bud Willson, Eva Hue, Harold Wright,
Evelyn Wilson, Marion Aird, Mary Ann Miller,
Charlotte Maeck, Edith McMillan, Jeanette,
Joel Ventrusca, Babbette Drafke, Joe O'Donghue

MEETING HELD
PUBLIC HEARING AND COMMENT PERIOD CLOSED
CONTINUED TO MAY 20, 1993
ABSENT: COMMISSIONER PROWLER

VOTE: 5-0

8:45 P.M.

8. 92.287ET (HORTON)

RESIDENTIAL CONSERVATION CONTROLS, Public Hearing on and
consideration of a resolution adopting Residential Conservation Controls for an
interim period not to exceed 18 months or until the adoption of permanent
controls and deleting the Discretionary Review Policy adopted by City Planning
Commission Resolution No. 12044. The proposed ordinance contains
provisions for rear yard, height and building design to define the potential
building form and appearance of new construction and alteration of buildings in

Item 92.287ET continued

R districts and requires compliance with the Residential Design Guidelines. The proposal also contains a two level permit review procedure and notification requirement to neighbors and neighborhood groups. Demolition and extensive alteration would require Level 2 review including compliance with certain criteria and approval of the replacement structure prior to issuing a demolition permit. The ordinance proposes to reduce the size of off-street parking spaces citywide, to revise the definition of family and the regulations for non-complying structures to permit rehabilitation, and to amend or delete other sections of the Code to clarify their applicability to R districts. The proposed ordinance would be applicable to all RH and RM districts including the Nob Hill, Northern Waterfront #2, Dolores Heights, and Bernal Heights Special Use Districts.
(Continued from Regular Meeting of April 15, 1993)

(TAPE: IVB: 0500-0828)

VOTE: 5-0

**WITHOUT HEARING,
CONTINUED TO JUNE 24, 1993**

ABSENT: COMMISSIONER PROWLER

9.

(HORTON)

RESIDENTIAL DESIGN GUIDELINES, REVISIONS TO THE, Public hearing on and consideration of a motion revising the Residential Design Guidelines to make them applicable to the proposed Residential Conservation Controls.

(TAPE: IVB: #0500-0828)

VOTE: 5-0

**WITHOUT HEARING,
CONTINUED TO JUNE 24, 1993**

ABSENT: COMMISSIONER PROWLER

8:50 P.M.

10.

(HORTON)

RESIDENTIAL DESIGN GUIDELINES, AMENDMENT TO THE, Public Hearing on and consideration of a motion amending the Residential Design Guidelines by adding as a supplement the Westwood Park Association Residential Design Guidelines for review of applications in Westwood Park.

(TAPE: IVB: #0830-0968)

VOTE: 5-0

ACTION: APPROVED

ABSENT: COMMISSIONER PROWLER

RESOLUTION NO.: 13521

RECESS FROM 8:55 - 9:15 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE AT APPROXIMATELY 9:15 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 9:15 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 9:15 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

11. 93.229D (BERKOWITZ)
247 RIPLEY STREET, north side between Alabama and Peralta Avenue, Lot 9 in Assessor's Block 5541 - Request for Discretionary Review of Building Permit Application No. 9300727 for the construction of a three-story, two-unit residential building in an RH-2 (House, Two-Family) district.

(TAPE: IVB: #0971-2355)

(TAPE VA: #0000-1668)

SPEAKERS: Terry Milne, Jay Adams, Norma Paliska, Morgan Walford,
John Doll, Tom Meyer, John Abbott, Jeff , Henry Shapiri

ACTION: CONTINUED TO MAY 27, 1993

VOTE: 4-0

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONERS BOLDRIDGE AND PROWLER

12. 93.073D (BERKOWITZ)
675 RHODE ISLAND STREET, east side between 18th and 19th Street, Lot 32 in Assessor's Block 4031 - Request for Discretionary Review of Building Permit Application NO. 9204463 for the construction of a three-story two-unit residential building in an RH-2 (House, Two-Family) district.

(TAPE: VA: #1673-2350)

(TAPE: VB: #0000-1000)

SPEAKER: Michael O'Brien

MEETING HELD.

VOTE: 4-0

**USING D.R. AUTHORITY, CITY PLANNING COMMISSION
APPROVED WITH MODIFICATIONS AND INSTRUCTIONS
TO STAFF TO UTILIZE PROPOSED RCC AS GUIDE FOR
FINAL PROJECT AND DESIGN**

ABSENT: COMMISSIONERS BOLDRIDGE AND PROWLER

13. 92.481D (BERKOWITZ)
3644 - 22ND STREET, north side between Church and Sanchez Streets, Lot 13 in Assessor's Block 3620 - Request for Discretionary Review of Building Permit

Item 92.481D continued

Application No. 9208886 for the construction of a rear yard addition for a one-family house in an Rh-1 (House, One-Family) district.

(TAPE: VB: \$1008-2230)

SPEAKERS: Elizabeth Andresen, Harold Andresen, David Lau

ACTION: CONTINUED TO MAY 20, 1993

VOTE: 4-0

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONERS BOLDRIDGE AND PROWLER

Adjourned: 11:20 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC:050693S

5
110
7/20/93
DRAFT SUMMARY

ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 20, 1993
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
JUN 9 1993
SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

A. ITEMS TO BE CONTINUED

- CONTINUED
AS
SHOWN
(5-0)
ABSENT:
BOLDRIDGE
FLUNG
- A1. 92.481D (TAPE I A: 0079-0150) (BERKOWITZ)
3644 - 22nd STREET, north side between Church and Sanchez Streets, Lot
13 in Assessor's Block 3620 - Request for Discretionary Review of Building
Permit Application No. 9208886 for the construction of a rear yard addition
for a one-family house in an Rh-1 (House, One-Family) district.
NOTE: On May 6, 1993, after receiving public testimony, the Commission
closed the public hearing and continued this matter to May 20, 1993 by a
vote of 4-0. Commissioners Boldridge and Prowler were absent.
(Proposed for continuance to May 27, 1993)

DRAFT SUMMARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
MAY 20, 1993
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners ~~Fung, Moran, Boldridge, Levine, Lowenberg,~~
~~Nothenberg/Prowler, Smith, Unobskey.~~
MARTIN

NOTE: The Commission will take a short recess at 3:30 p.m.

1:35
~~1:30 P.M.~~

A. ITEMS TO BE CONTINUED

- CONTINUED
AS
SHOWN
(5-0)
ABSENT:
BOLDRIDGE
FUNG
1. 93.031C (TAPE IA: # 0079-0150) (PAEZ)
212 ASHBURY STREET, eastside between Fell and Hayes Streets, Lot 23 in Assessor's block 1209 - Request for authorization of a conditional use to establish a Residential Care Facility for up to 20 persons (10 bedrooms) in an existing architecturally significant residential structure containing three dwelling units, on a 9,891 square-foot lot, located in an RH-2 (House, Two-Family) District.
(Proposed for Continuance to June 3, 1993)

B. PUBLIC COMMENT - NONE

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS - (TAPE IA: #0198-1449)

LEVINE: - WHEN WILL CPE HAVE A PRESENTATION ON FERRY BLDG. REHABILITATION?

- RE-LOOK AT DEPT. ~~DE~~ WORK PROGRAM IN LIGHT OF NEW NEEDS THAT HAVE SURFACED

- GUIDELINES FOR CONVERTING RESIDENTIAL UNITS TO OTHER USES - INCLUDE NE DISTRICT

- ON DR COVER CASE SHEET, INCLUDE MEASUREMENT OF STAFF TIME & EXPENSE

LOWENBERG: - DR WORKSHOP - BEFORE OR AFTER ACTION ON RCC

PROWLER: - WHAT HAPPENED TO CPE ACTION LIST?

SPEAKERS: * EDITH MULLIGAN: AL: GUIDELINES FOR HOUSING; * JOHN BARDIS: AL: WORKSHOP

D. DIRECTOR'S REPORT* DIRECTOR'S UNSCHEDULED MATTERS - (TAPE IA: #1453-1738) (KENDALL)

2.

PRESIDIO PLANNING BRIEFING: Management and Socio-Economic Impacts, Briefing on Presidio planning issues related to future management of the Presidio and potential socio-economic impacts of the Presidio's reuse on the City and County of San Francisco. This is the fourth and last of a series of briefings in preparation for the Planning Commission's review of the Presidio General Management Plan Amendment and Environmental Impact Statement to be released this summer. For further information call Alison Kendall, Presidio Planning Coordinator at 558-6290.

CONTINUED
TO
5-27-93
(5-0)

ABSENT: BOLDRIDGE
FUNG

REVIEW 3.
COMPLETE.
NO ACTION
REQUIRED

(TAPE IA: #1741-2356) (TAPE IB: #0900-1849) (BADINER) - 2:00
41 VAN NESS AVENUE, west side between Fell and Hickory Streets; Lot 22 in Assessor's Block 834: Review of Zoning Administrator's determination to approve a demolition permit for Category III Preservation Building based upon a finding, as required by Planning Code Section 1112.7, that the building has no substantial remaining market value. The building is located in the C-3-G (Downtown Commercial, General) District and a 120-F Height and Bulk District.
(Continued from Regular Meeting of May 13, 1993)

(TAPE IB: #1851-2288)
BOARD OF PERMIT APPEAL/BOARD OF SUPERVISORS REVIEW ON PAST - 2:33
WEEKS EVENTS

NO ACTION 4.
REQUIRED

FOR ITEMS 5.

5-8,

NO OPPOSITION.

NO D. R.

(5-0)

ABSENT:

BOLDRIDGE
FUNG

6.

TIER III (TAPE IB: #2290-2348) (TAPE IA: #0019-0301) (BLAUVELT) - 3:00
521 BURROWS STREET, between Somerset and Holyoke Streets, Lot 39 in Assessor's Block 5986 - Informational presentation of Building Permit Application No. 9301228 to legalize an existing, second-story deck at the rear of the existing house. (The project also involves removing a second dwelling unit behind the garage.) This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

TIER III (SAME AS #5) (BERKOWITZ)
2635 BROADWAY, south side between Scott and Divisadero Streets, Lot 19 in Assessor's Block 961 - Informational presentation of Building Permit Application No. 9304153 for the construction of a one-story rear yard addition for a single family house in an RH-1 (D) (House, One-Family, Detached Dwellings) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

7. TIER III (SAME AS #5) (BERKOWITZ)
 567 LIBERTY STREET, south side between Noe and Castro Streets, Lot 36 in Assessor's Block 3603 - Informational presentation of Building Permit Application No. 9303199 for the construction of a rear yard addition to a single family house in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
8. TIER III (SAME AS #5) (BERKOWITZ)
 631 NAPLES STREET, south side between Russia and France Streets, Lot 37 in Assessor's Block No. 6278 - Informational presentation of Building Permit Application No. 9209279 for the legalization of a two-story rear yard addition to a single-family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

3:35
 3:30 P.M.

RECESS FROM
 3:15 — 5:15

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. Following review by the Department, it has been determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

- APPROVED
 w/ CONDITIONS
 (5-0)
 ABSENT: BOLDRIDGE
 FUNG
 MOTION #: 13522
9. 93.080C (TAPE IIA: #0350-0662) (HING)
 3324-3328 - 24TH STREET, north side between Bartlett and Mission Streets; Lot 11 in Assessor's Block 3643 -- Request for Conditional Use Authorization to permit expansion of an existing full service restaurant (as defined by Section 790.92 of the Planning Code) in the 24th Street-Mission Neighborhood Commercial District.
 (Continued from Regular Meeting of May 13, 1993)
- APPROVED
 w/ CONDITIONS
 (5-0)
 ABSENT: BOLDRIDGE
 FUNG
 MOTION #: 13524
10. 93.138C (TAPE IIA: #0350-2356) (TAPE IIB: #0000-0247) (HING)
 383 WEST PORTAL AVENUE, south side between 14th and 15th Avenues; Lot 29 in Assessor's Block 3012 -- Request for Conditional Use Authorization to establish a Business or Professional Service (as defined by Section 790.108 of the Planning Code) on the ground story of an existing building in the West Portal Neighborhood Commercial District.
- APPROVED w/ CONDITIONS
 (5-0)
 ABSENT: BOLDRIDGE
 FUNG
 MOTION #: 13523
11. 93.163C (TAPE IIA: #0350-0662) (HING)
 668 HAIGHT STREET, north side between Pierce and Steiner Streets; Lot 17 in Assessor's Block 847 -- Request for Conditional Use Authorization to add one

Item 93.138C continued

billiard table (defined as Other Entertainment by Section 790.38 of the Planning Code) within an existing bar in an NC-1 (Neighborhood Commercial Cluster) District.

F. CONSIDERATION OF FINDINGS/FINAL MOTIONS - PUBLIC HEARING CLOSED

APPROVED 12. 92.493C (TAPE II B: #0285-1990) FOURTH (MONTANA) 4:50p.
 MODIFIED 12. 103-105 FREELON, southwest corner at Fulton Street, Lot 30 of Assessor's Block
 RANGE JUNE 20, 1993 3777 -- Request for conditional use authorization to convert a dwelling unit to
 JULY 20, 1993 additional restaurant space in an SLI (Service/Light Industrial) District and a 50-X
 THROUGHOUT EXHIBIT height and bulk district.
 CONDITIONS OF (Continued from Regular Meeting of April 29, 1993)
 APPROVAL (4-0) NOTE: ON MARCH 25, 1993, THE COMMISSION PASSED A MOTION OF
 XCUSED: MARTIN INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 7-0. THE PUBLIC
 PRESENT: BALDRIDGE HEARING IS CLOSED TO TESTIMONY.
 FUNG
 MOTION #: 13525

G. REGULAR CALENDAR

APPROVED 13. 92.287E & 92.288E (TAPE III A: #0633-1215) (DEUTSCH)
 VEG. DEC. UPHELD) RESIDENTIAL CONSERVATION CONTROLS - APPEAL OF PRELIMINARY
 (4-0) NEGATIVE DECLARATION, Residential Conservation Controls (RCC). Proposed
 XCUSED: MARTIN text amendments to the City Planning Code affecting zoning controls applicable to
 PRESENT: BALDRIDGE RH and RM Districts citywide. Interim and permanent zoning controls would affect
 FUNG the size and design of proposed residential alterations and new construction, would
 MOTION #: change allowable curb cut and garage door widths, would require design review for
 13527 all permit applications, would effectuate various other changes to various sections of
 the City Planning Code, and would change Department of City Planning procedures
 for processing permits in the affected zoning district.
 (Continued from Regular Meeting of May 6, 1993)
 NOTE: ON MAY 6, 1993, AFTER RECEIVING PUBLIC TESTIMONY THE
 COMMISSION CLOSED THE PUBLIC HEARING AND THE PUBLIC COMMENT
 PERIOD ON THE PRELIMINARY NEGATIVE DECLARATION AND CONTINUED
 THIS MATTER TO MAY 20, 1993 BY A VOTE OF 5-0. COMMISSIONER
 PROWLER WAS ABSENT.

APPROVED 14. (TAPE II B: #1995-2351) (TAPE III A: #0000-0625) (KOHLSTRAND) - TAKEN OUT
 (5-0) AUTHORIZATION OF FY 93/94 BUDGET SUBMISSION TO THE SAN
 PRESENT: BALDRIDGE FRANCISCO COUNTY TRANSPORTATION AUTHORITY, Consideration of a
 FUNG resolution supporting the Department's FY 93/94 budget submission to the
 MOTION #: Transportation Authority for Transportation System Management Programs,
 13526 including Transit Preferential Streets, Downtown Pedestrian Projects.
 TRANSPORTATION MANAGEMENT ASSOCIATION PROGRAM, and TRANSPORTATION BROKERAGE
 PROGRAM.

#13.

5:00 P.M.

APPROVED 15. 93.164C (TAPE IIIA: #1320-1489) (PEARL)
 w/ CONDITIONS 2156-2158 MARKET STREET, northwest side between 14th and Sanchez Streets;
 (5-0) Lot 13 in Assessor's Block 3542: -- Request for authorization of Conditional Use
 ABSENT: BOLDRIDGE under Section 161.(j) of the Planning Code to reduce the residential off-street
 FUNG parking requirement for an existing eighth (8) dwelling unit in the Upper Market
 MOTION #13528 Street Neighborhood Commercial District in a 50-X Height and Bulk District.

INTENT TO AMEND 16. 93.213C (TAPE IIIA: #2254-2344) (TAPE IIIB: ALL) (TAPE IIA+IB: ALL) (TAPE IIA: #0000-0560) (PEARL)
 w/ CONDITIONS 123-127 COLLINGWOOD STREET, east side between 18th and 19th Streets; Lot
 PUBLIC HEARING CLOSED 30 in Assessor's Block 2695 -- Request for authorization of Conditional Use under
 FINAL LANGUAGE: Section 209.4.(a) of the Planning Code to establish a community facility in an RH-3
 6-3-93 (5-0) (House, Three-Family) Zoning District in a 40-X Height and Bulk District.

ABSENT: BOLDRIDGE & FUNG 92.546Z (TAPE IIIA: #1492-2232) (GREEN) -- TAKEN ON
 APPROVED 17. 1084-86 HURON STREET, west side between Sickie and Liebig Streets; Lots 15, OF ORDER
 (5-0) 16 and 17 in Assessor's Block 7145 -- Request to reclassify the existing Zoning & HEARD
 ABSENT: BOLDRIDGE Map designation for the subject property from RH-2 (Residential House District, PRIOR TO #
 FUNG Two-Family) to NC-2 (Small Scale) Neighborhood Commercial District.

RESOLUTION #: 13529

SPECIAL DISCRETIONARY REVIEW HEARING

RECESS FROM
 9:05 - 9:17

NOTICE AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING
 COMMISSION WILL CONVENE INTO A SPECIAL
 DISCRETIONARY REVIEW HEARING. PROCEDURES
 GOVERNING SPECIAL DISCRETIONARY REVIEW
 HEARINGS WILL BE IN EFFECT. THOSE CASES THAT
 ARE SCHEDULED ON THIS CALENDAR PRIOR TO 7:00
 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY
 7:00 P.M., COULD BE CONTINUED TO A LATER TIME OR
 DATE AS DETERMINED BY THE COMMISSION.

AFTER RECEIVING 93.194D (TAPE IIA: #0160-2345) (TAPE IIB: ALL) (TAPE IIA: #0000-0261) (BERKOWITZ)
 ESTIMANY, THE 16 EDGEHILL WAY, north west side near Garcia Avenue, Lot 5 in Assessor's Block
 COMMISSION CLOSED 2923 -- Request for Discretionary Review of Building Permit Application NO.
 THE PUBLIC HEARING 9303053 for the construction of a single family house in an RH-1 (D) (House, One-
 CONTINUED THE Family, Detached Dwellings) district.

ABSENT: BOLDRIDGE (Continued from Regular Meeting of April 29, 1993)
 FUNG & FROWLER

20. 93.149D (TAPE IIA: #0330-2343) (TAPE IIB: #0000-1260) (BERKOWITZ)
 AFTER RECEIVING 434 - 36th AVENUE, east side between Clement Street and Geary Boulevard, Lot
 ESTIMANY, THE 41 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit
 COMMISSION CLOSED Application No. 9301101 for the construction of a three story rear yard addition to a
 THE PUBLIC HEARING single family house in an RH-1 (House, One-Family) district
 CONTINUED THE (Continued from Regular Meeting of April 29, 1993)
 AFTER TO 6-10-93

(4-0)
 ABSENT: BOLDRIDGE
 FUNG
 FROWLER

RECESS FROM
 10:47 - 10:53

Adjournment — 12:00 a.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: Materials related to the Residential Conservation Controls (RCC)

The Westwood Park residential Design Guidelines were adopted as a supplement to the citywide Residential Design Guidelines and are available for review at the Zoning Information Counter.

The following documents on the RCC are available at the 6th floor reception desk of the Department of City Planning. The next hearing on adoption of the proposed Residential Conservation Controls is set for June 24, 1993.

1. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 1: Article 4 (in double-spaced ordinance form) \$6
2. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 2: Amendments to Other Sections of the Code (in double-spaced ordinance form) \$6
3. Residential Conservation Controls, Proposal for Adoption, April 1993
(in single-spaced version showing revisions to the January 1993 version) \$5
4. Executive Summary of the Residential Conservation Controls, May 7, 1993 free
5. Comparison Table of Residential Zoning Controls as initiated on April 15, 1993
(table is giving a summary of major rules in the 1978 Code and the proposed RCC) free
6. Reference Table showing RCC Section Numbers and comparable Section numbers in the Planning Code free

Documents listed under 1, 2 and 3 are also available for review at the San Francisco Public Library and Branch Libraries.

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



JUL 13 1993

SAN FRANCISCO
PUBLIC LIBRARY

**SUMMARY
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY
MAY 27, 1993
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Fung, Levine, Lowenberg, Martin, Prowler, Unobskey.

ABSENT: Commissioner Boldridge

1:40 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:40 P.M

STAFF ATTENDANCE: Lu Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Mary Gallagher, Paul Maltzer, Jim Nixon, Gerald Green, Bill Wycko, Berry Pearl, Jim Miller, Michael Berkowitz, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 93.076C (GALLAGHER)
2501-09 BRYANT STREET southeast corner of 23rd Street; Lot 33 in Assessor's Block 4209 -- Request for Conditional Use Authorization, under Planning Code Section 209.9(f), to allow the legalization of two live-work units in an RM-1 (low density mixed residential) zoning district.
(Proposed for Continuance to June 3, 1993)

CONTINUED TO JUNE 3, 1993

(TAPE: IA: #0040-1093)

VOTE: 6-0

ABSENT: COMMISSIONER BOLDRIDGE

2. 93.019Z (GALLAGHER)
4127-47 - 19TH STREET, south side between Collingwood and Castro Streets; Lots 31-35 in Assessor's Block 2696 - Request to rezone the five lots from RH-3 (Three-Family House Residential District) to Castro Street Neighborhood Commercial District or, alternatively, to rezone lots 31 and 32 from RH-3 to NC-1 (Neighborhood Commercial Cluster District).
(Proposed for Continuance to June 3, 1993)

CONTINUED TO JUNE 3, 1993

(TAPE: IA: #0040-1093)

VOTE: 6-0

ABSENT: COMMISSIONER BOLDRIDGE

3. 92.290E (MALTZER)
501 TUNNEL AVENUE; Assessor's Block(s) and Lot(s): 4991/7,8,9,82; 5091/1,4,5; and 5099/2. Appeal of Preliminary Negative Declaration. Proposal for six

Item 92.290E continued

operational changes from the 1988 Solid Waste Facility Permit, at the Sanitary Fill Solid Waste Transfer and Recycling Center, operated by Sanitary Fill Company, as follows: Implementation of a Containerized Beverage Destruction Service; Increase in the hours of operation of the Public Disposal and Recycling Area; Change in hours of Transfer Fleet (i.e., truck hauling of refuse to landfill) operation; Implementation of Refrigerant Recovery Program; Off-site tire shredding; and Mechanized Conveyor Belt Sort Line.

(Proposed for Continuance to June 10, 1993)

(TAPE: IA: #0040-1093)

VOTE: 6-0

CONTINUED TO JUNE 10, 1993

ABSENT: COMMISSIONER BOLDRIDGE

4. 93.165C

(NIXON)

2161 SUTTER STREET, south side between Steiner and Pierce Streets; Lot 5 in Assessor's Block 682 - Request for Authorization of Conditional Use authorization to establish a 14 bed residential substance abuse program (defined by Planning Code Section 790.50 as Other Institution Large) for Adult, HIV positive, females. The property is located within an NC-2 (Small-Scale Neighborhood Commercial) District within a 50-X Height and Bulk District.

(Proposed for Continuance to June 10, 1993)

(TAPE: IA: #0040-1093)

VOTE: 6-0

CONTINUED TO JUNE 10, 1993

ABSENT: COMMISSIONER BOLDRIDGE

5. 93.288D

(GREEN)

2300 - 16TH STREET, tentatively schedule for Commission consideration on May 27, 1993, will now be scheduled for consideration in June (exact date as yet to be determined) to accommodate the Department's request for information and data.

(TAPE: IA: #0040-1093)

VOTE: 6-0

CONTINUED TO JUNE , 1993

ABSENT: COMMISSIONER BOLDRIDGE

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

Public Comment continued

(TAPE: IA: #0198-0950)
SPEAKERS: Rev. Glenda Hope, Terry Hogan, Randy Shaw, Steven Collier
re: 111 Taylor Street
Virginia Conway ; re: Arena at 7th and Townsend

C. COMMISSIONERS' QUESTIONS AND MATTERS

(TAPE: IA: 0952-1586)

1 **PROWLER:** WHEN CAN CPC EXPECT A RESPONSE FROM THE ZONING
ADMINISTRATOR ON THE SHERIFF'S USE OF 111 TAYLOR?

LEVINE: ASKED MR PASSMORE TO GIVE THE CITY PLANNING
COMMISSION A LIST OF OTHER FACILITIES THE SHERIFF'S
OFFICE HAS LOOKED INTO. - (REQUEST MADE DURING
DIRECTOR'S REPORT)

MARTIN: HAS CITY PLANNING COMMISSION REVIEWED THE PROPOSED
'SUNSHINE ORDINANCE?'

SPEAKER: John Bardis

D. DIRECTOR'S REPORT

(TAPE: IA: #1599-2078)

(TAPE: IIA: #1179-1980)

* **DIRECTOR'S UNSCHEDULED MATTERS: DEPARTMENT'S BUDGET**

SPEAKER: Edith McMillan

2:18 P.M.

(KENDALL)

6. PRESIDIO PLANNING BRIEFING: Management and Socio-Economic Impacts.
Briefing on Presidio planning issues related to future management of the Presidio
and potential socio-economic impacts of the Presidio's reuse on the City and
County of San Francisco. This is the fourth and last of a series of briefings in
preparation for the Planning Commission's review of the Presidio General
Management Plan Amendment and Environmental Impact Statement to be released
this summer. For further information call Alison Kendall, Presidio Planning
Coordinator at 558-6290.

(TAPE: IA: #2080-2348)

(TAPE: IB: # ALL)

(TAPE: IIA: #0000-1598)

SPEAKERS: Mike Page, Patricia Vaughey, John Bardis
PRESENTATION COMPLETE
NO ACTION REQUIRED

(WYCKO)

7. CITYWIDE TRAVEL BEHAVIOR SURVEY (CTBS) - PHASE I FINDINGS ON EMPLOYEE TRAVEL, Presentation of results of comprehensive survey of San Francisco employees and employers regarding commute travel patterns. As a result of these findings, San Francisco is the only jurisdiction in the region whose large employers have been granted an exemption from the Bay Area Air Quality Management District Regulation 13 requirements.

(TAPE: IIA: #1983-2347)

(TAPE: IIB: #0000-1598)

SPEAKERS: Virginia Conway
PRESENTATION COMPLETE
NO ACTION REQUIRED

8. BOARD OF PERMIT APPEAL/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

(TAPE: IIB: #1895-1976)

NO ACTION REQUIRED

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. Following review by the Department, it has been determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

9. 93.187C (PEARL)
1131-33 POLK STREET, west side between Hemlock and Sutter Streets; Lot 1 in Assessor's Block 691 -- Request for authorization of Conditional Use under Section 723.41 of the Planning Code to expand an existing bar in the Polk Street Neighborhood Commercial Zoning District in a 65-A Height and Bulk District.

(TAPE: IIB: #1895-1976)

ACTION: APPROVED WITH CONDITIONS AS MODIFIED **VOTE: 7-0**
(CHANGE OCCUPANT LOAD FROM 187 TO
200 PERSONS)

MOTION NO.: 13530

4:57 P.M.**F. REGULAR CALENDAR**

10. 91.715C (GREEN)
2330 POST STREET, north side between Divisadero and Broderick Streets; Lot 35 in Assessor's Block 1076 -- Request for Conditional Use Authorization to construct a medical office/clinical building on a lot in excess of 10,000 square feet in size, and to establish non-residential tenants which occupy floor area in excess of 6,000 square feet within an NC-3 (Moderate Scale) Neighborhood Commercial District.
(Continued from Regular Meeting of May 6, 1993)
- (TAPE: IIB: #1985-2350)
(TAPE: IIIA: #0000-2151)
- SPEAKERS:** Pam Duffy, Paula Collins, Elizabeth Soznick, Wayne Corn,
Shirley Jefferson, Patricia Vaughey, Gene Mayo,
Danita Lane, Barry Williams, Daniel Collins,
- ACTION:** APPROVED WITH CONDITIONS **VOTE:** 7-0
MOTION NO.: 13531
11. 93.094C (MILLER)
1545-63 PAGE STREET, south side between Masonic and Ashbury Streets; Lots 24, 25 and 26 in Assessor's Block 1232 - Request for authorization of a CONDITIONAL USE to permit the EXPANSION of an existing private SECONDARY SCHOOL (The Urban School of San Francisco) after demolition of a four-unit residential structure, in an RM-1 (Mixed Residential, Low Density) District and within a 40-X Height and Bulk District.
- (TAPE: IIIA: #2174-2344)
(TAPE: IIB: # ALL)
(TAPE: IVA: #0000-0588)
- SPEAKERS:** Mark Salkin, Cathy Simon, Alan Rothenberg, Jane Gruff,
Tara Willson, Leroy Votto, Ted Denslfry
- ACTION:** APPROVED WITH CONDITIONS **VOTE:** 6-1
NOES: UNOBSKEY
MOTION NO.: 13532
12. 92.372C (MILLER)
1435 PALOU AVENUE, southwest side between Keith and Lane Streets, Lot 26 in Assessor's Block 5325 -- Request for authorization of CONDITIONAL USE to allow expansion of a RELIGIOUS FACILITY (Sonlight Pentcostal Holiness Temple) in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of April 29, 1993)
- (TAPE: IVA: #0725-1908)
- SPEAKERS:** John Johansen, Felix Jackson, Roberta Atkins
AFTER HEARING TESTIMONY, THE COMMISSION **VOTE:** 7-0
CONTINUED THIS TO SEPTEMBER 23, 1992
(TIME SPECIFIC)

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE AT APPROXIMATELY 7:32 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

13. 93.229D (BERKOWITZ)
247 RIPLEY STREET, north side between Alabama and Peralta Avenue, Lot 9 in Assessor's Block 5541 - Request for Discretionary Review of Building Permit Application No. 9300727 for the construction of a three-story, two-unit residential building in an RH-2 (House, Two-Family) district.
NOTE: On May 6, 1993, after receiving public testimony, the Commission closed the public hearing and continued this matter to May 27, 1993 by a vote of 4-0. Commissioners Boldridge and Prowler were absent.
(Continued from Regular Meeting of May 6, 1993)

(TAPE: IVA: #1910-1934)
VOTE: 7-0

WITHOUT HEARING,
CONTINUED TO JUNE 3, 1993

14. 92.481D (BERKOWITZ)
3644 - 22nd STREET, north side between Church and Sanchez Streets, Lot 13 in Assessor's Block 3620 - Request for Discretionary Review of Building Permit Application No. 9208886 for the construction of a rear yard addition for a one-family house in an Rh-1 (House, One-Family) district.
NOTE: On May 6, 1993, after receiving public testimony, the Commission closed the public hearing and continued this matter to May 27, 1993 by a vote of 4-0. Commissioners Boldridge and Prowler were absent.
(Continued from Regular Meeting of May 20, 1993)

(TAPE: IVA: #1910-1934)
VOTE: 7-0

WITHOUT HEARING,
CONTINUED TO JUNE 3, 1993

Adjourned: 7:35 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: Materials related to the Residential Conservation Controls (RCC)

The Westwood Park residential Design Guidelines were adopted as a supplement to the citywide Residential Design Guidelines and are available for review at the Zoning Information Counter.

The following documents on the RCC are available at the 6th floor reception desk of the Department of City Planning. The next hearing on adoption of the proposed Residential Conservation Controls is set for June 24, 1993.

- 1a. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 1: Article 4 (in double-spaced ordinance form) \$6
- 1b. Replacement pages for Part 1: Article 4 Free
2. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 2: Amendments to Other Sections of the Code (in double-spaced ordinance form)\$6
3. Residential Conservation Controls, Proposal for Adoption, April 1993
(in single-spaced version showing revisions to the January 1993 version) \$5
4. Executive Summary of the Residential Conservation Controls, May 7, 1993 free
5. Comparison Table of Residential Zoning Controls as initiated on April 15, 1993
(table is giving a summary of major rules in the 1978 Code and the proposed RCC) free
6. Reference Table showing RCC Section Numbers and comparable Section numbers in the Planning Code Free
7. Draft Motion for Adoption of Modifications to the Residential Design Guidelines, and draft of the proposed modifications.
(Modifications are deletions of references to the Neighborhood Conservation Interim Controls and replacement references to the Residential Conservation Controls.)

Documents listed under 1, 2 and 3 are also available for review at the San Francisco Public Library and Branch Libraries.

NOTICE

Special Joint Hearing –City Planning Commission and Recreation and Park Commission

JUNE 10, 1993**1:30 P.M.****Room 282, City Hall**

1. 93.148R (SHOTLAND)
San Francisco Open Space Acquisition and Park Renovation Fund 1993-94
Recommendations (Proposition E)
Reconsideration of the 1993-1994 Open Space Acquisition and Park Renovation Budget. At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program.
2. 93.295M (SHOTLAND)
Amendment of the Recreation and Open Space Element of the Master Plan
Consideration of a proposal to amend the Recreation and Open Space Element by revising Map 4, "The Citywide Recreation and Open Space Plan," to add a site to the category "Proposed Public Open Space. Acquire for or Convert to Public Open Space". The following site is under consideration for addition to Map 4:
 - o Brooks Party Property - acquisition of San Francisco Unified School District property to enlarge adjoining Brooks Park, (Assessor's Block 7073, lot 50; AB 7074, lot 49; AB 7075, lot 56.

CPC:052793S

DRAFT SUMMARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR OF THE

SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
MAY 27, 1993
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
JUN 9 1993
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, ~~Moran~~/Boldridge, Levine, Lowenberg, Martin,
~~Nothenberg~~/Prowler, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:40
~~1:30 P.M.~~

A. ITEMS TO BE CONTINUED

- ITEMS
- 5,
CONTINUED
AS
INDICATED
6-0
PRESENT:
BALDRIDGE
1. 93.076C (GALLAGHER)
2501-09 BRYANT STREET, southeast corner of 23rd Street; Lot 33 in Assessor's Block 4209 -- Request for Conditional Use Authorization, under Planning Code Section 209.9(f), to allow the legalization of two live-work units in an RM-1 (low density mixed residential) zoning district.
(Proposed for Continuance to June 3, 1993)
 2. 93.019Z (GALLAGHER)
4127-47 - 19TH STREET, south side between Collingwood and Castro Streets; Lots 31-35 in Assessor's Block 2696 - Request to rezone the five lots from RH-3 (Three-Family House Residential District) to Castro Street Neighborhood Commercial District or, alternatively, to rezone lots 31 and 32 from RH-3 to NC-1 (Neighborhood Commercial Cluster District).
(Proposed for Continuance to June 3, 1993)

3. 92.290E (MALTZER)
501 TUNNEL AVENUE; Assessor's Block(s) and Lot(s): 4991/7,8,9,82; 5091/1,4,5; and 5099/2. Appeal of Preliminary Negative Declaration. Proposal for six operational changes from the 1988 Solid Waste Facility Permit, at the Sanitary Fill Solid Waste Transfer and Recycling Center, operated by Sanitary Fill Company, as

follows: Implementation of a Containerized Beverage Destruction Service; Increase in the hours of operation of the Public Disposal and Recycling Area; Change in hours of Transfer Fleet (i.e., truck hauling of refuse to landfill) operation; Implementation of Refrigerant Recovery Program; Off-site tire shredding; and Mechanized Conveyor Belt Sort Line.

(Proposed for Continuance to June 10, 1993)

4. 93.165C

(NIXON)

2161 SUTTER STREET, south side between Steiner and Pierce Streets; Lot 5 in Assessor's Block 682 - Request for Authorization of Conditional Use authorization to establish a 14 bed residential substance abuse program (defined by Planning Code Section 790.50 as Other Institution Large) for Adult, HIV positive, females. The property is located within an NC-2 (Small-Scale Neighborhood Commercial) District within a 50-X Height and Bulk District.

(Proposed for Continuance to June 10, 1993)

5. 93.288D

(GREEN)

2300 - 16TH STREET, tentatively schedule for Commission consideration on May 27, 1993, will now be scheduled for consideration in June (exact date as yet to be determined) to accommodate the Department's request for information and data.

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

PROWLER: WHEN CAN CPC EXPECT A RESPONSE FROM THE ZONING ADMINISTRATOR ON THE SHERIFF'S USE OF 111 TAYLOR?

LEVINE: ASKED MR. PASSIURE TO GIVE THE CPC A LIST OF OTHER FACILITIES THE SHERIFF'S OFFICE HAS LOOKED INTO. — (REQUEST MADE DURING DIRECTOR'S REPORT)

MARTIN: HAS CPC REVIEWED THE PROPOSED 'SUNSHINE ORDINANCE'?

PUBLIC SPEAKER: JOHN BARDIS

D. DIRECTOR'S REPORT

** DIRECTOR'S UNSCHEDULED MATTERS: DEPARTMENT'S BUDGET*
PUBLIC SPEAKER: EDITH McWILLIAM

(KENDALL) 2:18p.

6.

PRESIDIO PLANNING BRIEFING: Management and Socio-Economic Impacts,

Briefing on Presidio planning issues related to future management of the Presidio and potential socio-economic impacts of the Presidio's reuse on the City and County of San Francisco. This is the fourth and last of a series of briefings in preparation for the Planning Commission's review of the Presidio General

*PRESENTATION
COMPLETE.*

*NO ACTION
REQUIRED.*

MAY 27, 1993

Item 6 continued

Management Plan Amendment and Environmental Impact Statement to be released this summer. For further information call Alison Kendall, Presidio Planning Coordinator at 558-6290.

(WYCKO)

PRESENTATION.
COMPLETE.ACTION
REQUIRED

CITYWIDE TRAVEL BEHAVIOR SURVEY (CTBS) - PHASE I FINDINGS ON EMPLOYEE TRAVEL, Presentation of results of comprehensive survey of San Francisco employees and employers regarding commute travel patterns. As a result of these findings, San Francisco is the only jurisdiction in the region whose large employers have been granted an exemption from the Bay Area Air Quality Management District Regulation 13 requirements.

ACTION
REQUIRED.

8. BOARD OF PERMIT APPEAL/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. Following review by the Department, it has been determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

APPROVED
CONDITIONS

MODIFIED

CHANGE OCCUPANT

FROM 187 TO

PERSONS)

(7-0)

ACTION #: 13530

5-7p. 3:30 P.M.

9. 93.187C

(PEARL)

1131-33 POLK STREET, west side between Hemlock and Sutter Streets; Lot 1 in Assessor's Block 691 -- Request for authorization of Conditional Use under Section 723.41 of the Planning Code to expand an existing bar in the Polk Street Neighborhood Commercial Zoning District in a 65-A Height and Bulk District.

F. REGULAR CALENDARAPPROVED
CONDITIONS

(7-0)

ACTION #:

13531

10. 91.715C

DIVISADERO

(GREEN)

2330 POST STREET, north side between Divisadero and Broderick Streets; Lot 35 in Assessor's Block 1076 -- Request for Conditional Use Authorization to construct a medical office/clinical building on a lot in excess of 10,000 square feet in size, and to

Item 91.715C continued

establish non-residential tenants which occupy floor area in excess of 6,000 square feet within an NC-3 (Moderate Scale) Neighborhood Commercial District.
(Continued from Regular Meeting of May 6, 1993)

APPROVED 11. 93.094C (MILLER)
w/ CONDITIONS 1545-63 PAGE STREET, south side between Masonic and Ashbury Streets; Lots 24, 25 and 26 in Assessor's Block 1232 - Request for authorization of a CONDITIONAL USE to permit the EXPANSION of an existing private SECONDARY SCHOOL (The Urban School of San Francisco) after demolition of a four-unit residential structure, in an RM-1 (Mixed Residential, Low Density) District and within a 40-X Height and Bulk District.
NO: UNDOKEY
MOTION #: 13532

AFTER HEARING 12. 92.372C (MILLER)
TESTIMONY, THE 1435 PALOU AVENUE, southwest side between Keith and Lane Streets, Lot 26 in Assessor's Block 5325 -- Request for authorization of CONDITIONAL USE to allow expansion of a RELIGIOUS FACILITY (Sonlight Pentecostal Holiness Temple) in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
COMMISSION CONTINUED THIS TO 9-23-93
(TIME SPECIFIC) (Continued from Regular Meeting of April 29, 1993)
(7-0)

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE AT APPROXIMATELY 5:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

13. 93.229D PUBLIC HEARING CLOSED (BERKOWITZ)
WITHOUT HEARING, 247 RIPLEY STREET, north side between Alabama and Peralta Avenue, Lot 9 in Assessor's Block 5541 - Request for Discretionary Review of Building Permit Application No. 9300727 for the construction of a three-story, two-unit residential building in an RH-2 (House, Two-Family) district.
CONTINUED TO 6-3-93
(7-0) (Continued from Regular Meeting of May 6, 1993)

14. 92.481D (BERKOWITZ)
WITHOUT HEARING, 3644 - 22nd STREET, north side between Church and Sanchez Streets, Lot 13 in Assessor's Block 3620 - Request for Discretionary Review of Building Permit Application No. 9208886 for the construction of a rear yard addition for a one-family house in an Rh-1 (House, One-Family) district.
CONTINUED TO 6-3-93
(7-0) NOTE: On May 6, 1993, after receiving public testimony, the Commission closed the public hearing and continued this matter to May 20, 1993 by a vote of 4-0. Commissioners Boldridge and Prowler were absent.
(Continued from Regular Meeting of May 20, 1993)

Adjournment — 7:35 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: Materials related to the Residential Conservation Controls (RCC)

The Westwood Park residential Design Guidelines were adopted as a supplement to the citywide Residential Design Guidelines and are available for review at the Zoning Information Counter.

The following documents on the RCC are available at the 6th floor reception desk of the Department of City Planning. The next hearing on adoption of the proposed Residential Conservation Controls is set for June 24, 1993.

- 1a. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 1: Article 4 (in double-spaced ordinance form) \$6
- 1b. Replacement pages for Part 1: Article 4 Free
2. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 2: Amendments to Other Sections of the Code (in double-spaced ordinance form) \$6
3. Residential Conservation Controls, Proposal for Adoption, April 1993
(in single-spaced version showing revisions to the January 1993 version) \$5
4. Executive Summary of the Residential Conservation Controls, May 7, 1993 free
5. Comparison Table of Residential Zoning Controls as initiated on April 15, 1993
(table is giving a summary of major rules in the 1978 Code and the proposed RCC) free
6. Reference Table showing RCC Section Numbers and comparable Section numbers in the Planning Code Free
7. Draft Motion for Adoption of Modifications to the Residential Design Guidelines, and draft of the proposed modifications.
(Modifications are deletions of references to the Neighborhood Conservation Interim Controls and replacement references to the Residential Conservation Controls.)

Documents listed under 1, 2 and 3 are also available for review at the San Francisco Public Library and Branch Libraries.

NOTICE

Special Joint Hearing --City Planning Commission and Recreation and Park Commission

JUNE 10, 1993

1:30 P.M.

Room 282, City Hall

1. 93.148R (SHOTLAND)
San Francisco Open Space Acquisition and Park Renovation Fund 1993-94
Recommendations (Proposition E)
Reconsideration of the 1993-1994 Open Space Acquisition and Park Renovation Budget. At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program.
2. 93.295M (SHOTLAND)
Amendment of the Recreation and Open Space Element of the Master Plan
Consideration of a proposal to amend the Recreation and Open Space Element by revising Map 4, "The Citywide Recreation and Open Space Plan," to add a site to the category "Proposed Public Open Space. Acquire for or Convert to Public Open Space". The following site is under consideration for addition to Map 4:
 - o Brooks Party Property - acquisition of San Francisco Unified School District property to enlarge adjoining Brooks Park, (Assessor's Block 7073, lot 50; AB 7074, lot 49; AB 7075, lot 56.

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



JUN 22 1993

SAN FRANCISCO
PUBLIC LIBRARY

/// SUMMARY
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JUNE 3, 1993
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Fung, Levine, Lowenberg, Martin, Prowler, Unobskey.

ABSENT: Commissioner Boldridge

1:37 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:37 P.M.

STAFF IN ATTENDANCE: Lu Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Berry Pearl, Jim Nixon, Mark Paez, Mary Gallagher, Michael Berkowitz, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 93.213C (PEARL)
123-127 COLLINGWOOD STREET, east side between 18th and 19th Streets; Lot 30 in Assessor's Block 2695 -- Request for authorization of Conditional Use under Section 209.4.(a) of the Planning Code to establish a community facility in an RH-3 (House, Three-Family) Zoning District in a 40-X Height and Bulk District.
NOTE: ON MAY 20, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONERS BOLDRIDGE AND FUNG WERE ABSENT.

(Proposed for continuance to June 10, 1993)

CONTINUED TO JUNE 10, 1993
ABSENT: COMMISSIONER BOLDRIDGE

(TAPE: IA: #0040-0165)
VOTE: 6-0

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public

Public Comment continued

Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

(TAPE: IA: #0168-0550)

SPEAKERS:

Ramona Albright

Re: Sutro Tower Expansion & Electro Magnetic Radiation

Patricia Vaughey

Re: UCSF/Grant Funding

C. COMMISSIONERS' QUESTIONS AND MATTERS

(TAPE: IA: #0555-0799)

**COMMISSION SECRETARY: CITY PLANNING COMMISSION ROLE IN
POSITION ELIMINATIONS AND STAFF LAY OFFS**

**LEVINE: WOULD THE AIA DESIGN GUIDELINES BE HELPFUL IN
DEPARTMENT'S CURRENT STUDY OF HAYES VALLEY?**

**LOWENBERG: INVITATION TO ATTEND HAYES VALLEY COMMUNITY
MEETING ON JUNE 14, 1993**

D. DIRECTOR'S REPORT

(TAPE: IA: #0800-0939)

*** DIRECTOR'S UNSCHEDULED MATTERS - BUDGET:**

89.528CQ

(NIXON)

2. 18TH & ARKANSAS STREETS, Informational presentation on compliance with conditions of approval, regarding the redesign of the facades of four approved buildings on 18th Street at Arkansas and discussion of the Tentative Subdivision Map.

(TAPE: IA: #0940-1551)

**PRESENTATION COMPLETE
NO ACTION REQUIRED**

3. BOARD OF PERMIT APPEAL/BOARD OF SUPERVISORS REVIEW ON PAST
WEEKS EVENTS

(TAPE: IA: #1616-1622)

NO ACTION REQUIRED

E. REGULAR CALENDAR

93.166C

(NIXON)

4. 6099 GEARY BOULEVARD, southeast corner of 25th Avenue; Lots 35 & 36 in Assessor's Block 1520 - Request for Conditional Use Authorization to install an automobile lubrication business (defined by Planning Code Section 790.17 as

Automotive Service Station). The property is located within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X height and bulk district.

(TAPE: IA: #1625-2348)

(TAPE: IB: #0000-1147)

SPEAKERS: Dave Whitgob, Ron Migue, Edith McMillan, Evelyn William

ACTION: APPROVED WITH CONDITIONS

VOTE: 6-0

ABSENT: COMMISSIONER BOLDRIDGE

MOTION NO.: 13533

RECESS FROM 2:40 - 3:00 P.M.

5. 93.031C

(PAEZ)

212 ASHBURY STREET, eastside between Fell and Hayes Streets, Lot 23 in Assessor's block 1209 - Request for authorization of a conditional use to establish a Residential Care Facility for up to 20 persons (10 bedrooms) in an existing architecturally significant residential structure containing three dwelling units, on a 9,891 square-foot lot, located in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of May 20, 1993)

(TAPE: IIA & B: ALL)

(TAPE: IIIA: ALL)

(TAPE: IIIB: #0000-0429)

SPEAKERS: Steve Fields, Joe Lipsky, Dr. Carmen Cario, Eleanor Jacobs

Dr. Margie Lauier, Carol Roseman Randall E. Smith,

Sherie Koshover, Vojtech Licko, Karen Klein, May Chang,

Carol Glossmeyer, Cathleen Joseph, Anthony Vondermill,

Karen Cromi, Donna Gouse, Ramona Albright, Barbara Dunlop,

Edward Spevock, Buck Boggott, Douglas Hall, Terry Twin,

Mary Redick, Patricia Vaughey, John Bardis, Edward Ramos,

Mary Ellen Brisk, Dr. Wayne Lanier

INTENT TO APPROVE WITH CONDITIONS

VOTE: 6-0

FINAL LANGUAGE JUNE 17, 1993

PUBLIC HEARING CLOSED

ABSENT: COMMISSIONER BOLDRIDGE

RECESS FROM 5:30 - 5:43 P.M.

5:43 P.M.

6. 93.076C

(GALLAGHER)

2501-09 BRYANT STREET, southeast corner of 23rd Street; Lot 33 in Assessor's Block 4209 -- Request for Conditional Use Authorization, under Planning Code

Section 209.9(f), to allow the legalization of two live-work units in an RM-1 (low density mixed residential) zoning district.
(Continued from Regular Meeting of May 27, 1993)

ACTION: APPROVED WITH CONDITIONS
ABSENT: COMMISSIONER BOLDRIDGE
MOTION NO.: 13534

(TAPE: IIIB: #0555-0615)
VOTE: 6-0

7. 93.019Z (GALLAGHER)
4127-47 - 19TH STREET, south side between Collingwood and Castro Streets; Lots 31-35 in Assessor's Block 2696 - Request to rezone the five lots from RH-3 (Three-Family House Residential District) to Castro Street Neighborhood Commercial District or, alternatively, to rezone lots 31 and 32 from RH-3 to NC-1 (Neighborhood Commercial Cluster District).
(Continued from Regular Meeting of May 27, 1993)

WITHOUT HEARING,
CONTINUED TO JUNE 24, 1993
ABSENT: COMMISSIONER BOLDRIDGE

(TAPE: IIIB: #0476-0545)
VOTE: 6-0

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE AT APPROXIMATELY 5:49 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

8. 93.229D (BERKOWITZ)
247 RIPLEY STREET, north side between Alabama and Peralta Avenue, Lot 9 in Assessor's Block 5541 - Request for Discretionary Review of Building Permit Application No. 9300727 for the construction of a three-story, two-unit residential building in an RH-2 (House, Two-Family) district.
NOTE: On May 6, 1993, after receiving public testimony, the Commission closed the public hearing and continued this matter to May 27, 1993 by a vote of 4-0. Commissioners Boldridge and Prowler were absent.
(Continued from Regular Meeting of May 27, 1993)

SPEAKERS: Terry Milne, Henry Shapiro
ACTION: APPROVED
FINAL DETERMINATION OF ADDITIONAL ONE FOOT

(TAPE: IIIB: #0624-1520)

VOTE: 4-0

**OF HEIGHT IN RELATION TO SEWER ACCESSIBILITY
AND SIDEWALK ENCROACHMENT POSSIBILITY IS NOW
WITH THE ZONING ADMINISTRATOR**

EXCUSED: COMMISSIONERS MARTIN AND PROWLER

ABSENT: COMMISSIONER BOLDRIDGE

9. 92.481D (BERKOWITZ)
3644 - 22nd STREET, north side between Church and Sanchez Streets, Lot 13 in Assessor's Block 3620 - Request for Discretionary Review of Building Permit Application No. 9208886 for the construction of a rear yard addition for a one-family house in an Rh-1 (House, One-Family) district.
NOTE: On May 6, 1993, after receiving public testimony, the Commission closed the public hearing and continued this matter to May 20, 1993 by a vote of 4-0. Commissioners Boldridge and Prowler were absent.
(Continued from Regular Meeting of May 27, 1993)

(TAPE: IIIB: #0476-0545)

VOTE: 6-0

**WITHOUT HEARING,
CONTINUED TO JUNE 24, 1993
ABSENT: COMMISSIONER BOLDRIDGE**

Adjourned: 6:03 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: Materials related to the Residential Conservation Controls (RCC)

The Westwood Park residential Design Guidelines were adopted as a supplement to the citywide Residential Design Guidelines and are available for review at the Zoning Information Counter.

The following documents on the RCC are available at the 6th floor reception desk of the Department of City Planning. The next hearing on adoption of the proposed Residential Conservation Controls is set for June 24, 1993.

- 1a. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 1: Article 4 (in double-spaced ordinance form) \$6
- 1b. Replacement pages for Part 1: Article 4 Free

2. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 2: Amendments to Other Sections of the Code (in double-spaced ordinance form)\$6
3. Residential Conservation Controls, Proposal for Adoption, April 1993
(in single-spaced version showing revisions to the January 1993 version) \$5
4. Executive Summary of the Residential Conservation Controls, May 7, 1993 free
5. Comparison Table of Residential Zoning Controls as initiated on April 15, 1993
(table is giving a summary of major rules in the 1978 Code and the proposed RCC) free
6. Reference Table showing RCC Section Numbers and comparable Section numbers in the
Planning Code Free
7. Draft Motion for Adoption of Modifications to the Residential Design Guidelines, and draft
of the proposed modifications.
(Modifications are deletions of references to the Neighborhood Conservation Interim
Controls and replacement references to the Residential Conservation Controls.)

Documents listed under 1, 2 and 3 are also available for review at the San Francisco Public Library and Branch Libraries.

NOTICE

Special Joint Hearing --City Planning Commission and Recreation and Park Commission

JUNE 10, 1993

1:30 P.M.

Room 282, City Hall

1. 93.148R (SHOTLAND)
San Francisco Open Space Acquisition and Park Renovation Fund 1993-94
Recommendations (Proposition E)
Reconsideration of the 1993-1994 Open Space Acquisition and Park Renovation Budget.
At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program.
2. 93.295M (SHOTLAND)
Amendment of the Recreation and Open Space Element of the Master Plan
Consideration of a proposal to amend the Recreation and Open Space Element by revising Map 4, "The Citywide Recreation and Open Space Plan," to add a site to the

category "Proposed Public Open Space. Acquire for or Covert to Public Open Space".
The following site is under consideration for addition to Map 4:

- o Brooks Party Property - acquisition of San Francisco Unified School District property to enlarge adjoining Brooks Park, (Assessor's Block 7073, lot 50; AB 7074, lot 49; AB 7075, lot 56.

DRAFT "SUMMARY"

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
JUNE 10, 1993
BOARD OF SUPERVISOR'S CHAMBER
SECOND FLOOR, CITY HALL
1:30 P.M.

DOCUMENTS DEPT

JUN 18 1993

SAN FRANCISCO
PUBLIC LIBRARY

1:45
~~4:30 P.M.~~

A. JOINT HEARING WITH RECREATION AND PARK COMMISSION (SEE ATTACHED AGENDA)

ADJOURNMENT - 5:05 p.m.

20 ~~4:00 P.M.~~

ROLL CALL: Commissioners Fung, ~~Moran~~/Boldridge, Levine, Lowenberg, ~~Martin~~,
~~Nothenberg~~/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 92.290E (MALTZER)
501 TUNNEL AVENUE; Assessor's Block(s) and Lot(s): 4991/7,9,9,92; 5091/1,4,5; and 5099/2. Appeal of Preliminary Negative Declaration. Proposal for six operational changes from the 1988 Solid Waste Facility Permit, at the Sanitary Fill Solid Waste Transfer and Recycling Center, operated by Sanitary Fill Company, as follows: Implementation of a Containerized Beverage Destruction Service; Increase in the hours of operation of the Public Disposal and Recycling Area; Change in hours of Transfer Fleet (i.e., truck hauling of refuse to landfill) operation; Implementation of Refrigerant Recovery Program; Off-site tire shredding; and Mechanized Conveyor Belt Sort Line.
(Proposed for Continuance to June 24, 1993)

ITEMS
1-4
CONTINUED
AS
INDICATED
(6-0)
SENT:
MARTIN

2. 93.165C (NIXON)
2161 SUTTER STREET, south side between Steiner and Pierce Streets; Lot 5 in Assessor's Block 682 - Request for Conditional Use Authorization to establish a 14 bed residential substance abuse program (defined by Planning Code Section 790.50 as Other Institution Large) for Adult, HIV positive, females. The property is located

Item 93.165C continued

within an NC-2 (Small-Scale Neighborhood Commercial) District within a 50-X Height and Bulk District.

(Continued ~~from~~ Regular Meeting of June 17, 1993)
TO

3. 93.155E (GITELMAN)
DE HARO/RHODE ISLAND LIVE/WORK. APPEAL OF PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct up to 14 live/work units in four buildings on a segment of a former railroad right of way (Assessor's Block 3956, Lot 7) in the Northern Potrero Hill Neighborhood. The project would also subdivide the site into three lots.
(Proposed for Continuance to ~~June 24, 1993~~)
JULY 15, 1993

4. 93.149D (BERKOWITZ)
434 - 36th AVENUE, east side between Clement Street and Geary Boulevard, Lot 41 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9301101 for the construction of a three story rear yard addition to a single family house in an RH-1 (House, One-Family) district
(Continued from Regular Meeting of May 20, 1993)
NOTE: ON MAY 20, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER TO JUNE 10, 1993 BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, FUNG, AND PROWLER WERE ABSENT.
(Proposed for Continuance to July 15, 1993)

B. PUBLIC COMMENT

VARIOUS
SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

FUNG: HAS PASSMORE REACHED A DECISION ON 111 TAYLOR
LOWENBERG: 111 TAYLOR

PROWLER: 111 TAYLOR; REQUESTED THE COMMISSION ACTION LIST
(TO DO LIST) WEEKLY

LEVINE: 41 VAN NESS; CHECK CASHING PROPOSAL FOR 3201 MISSION
LOWENBERG: HAYES VALLEY GUIDELINES

D. DIRECTOR'S REPORT

5. LETTER INTRODUCED. (GHOSH/KOHLSTRAND)
PUBLIC HEARING Third Quarter Progress Report on Accomplishments in Long Range Planning
 17-93. NO ACTION REQUIRED AT THIS TIME.

ACTION 6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS — BPA: 2193 MARKET ST.

ITEMS 7. TIER III (BERKOWITZ)
 7-8, 2780 VALLEJO STREET, between Broderick and Divisadero Streets, Lot 9 in Assessor's Block 954 -- Informational presentation of Building Permit Application No. 9304972 to construct a deck at the rear of the existing house. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

6-0) 8. TIER III (BLAUVELT)
34 STRATFORD DRIVE, between Lyndhurst Drive and Wyton Lane, Lot 5 in Assessor's Block 7239 -- Informational presentation of Building Permit Application No. 9203936 to construct a one-story addition at the rear of the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

No D. R. 9. TIER III (BLAUVELT)
 (6-0) 2179 - 41ST AVENUE, between Quintara and Rivera Streets, Lot 20 in Assessor's Block 2176 -- Informational presentation of Building Permit Application NO. 9305206 to construct a two-story addition at the area of the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

THIS ITEM 10. TIER III (BLAUVELT)
 AS BECOME 2235 - 29TH AVENUE, between Rivera and Santiago Streets, Lot 2D in Assessor's Block 2320 -- Informational presentation of Building Permit Application No. 9305206 to construct a two-story addition at the rear of the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS - PUBLIC HEARING CLOSED

APPROVED 11. 93.213C (PEARL)
 w/ CONDITIONS 123-127 COLLINGWOOD STREET, east side between 18th and 19th Streets; Lot 30 in Assessor's Block 2695 -- Request for authorization of Conditional Use under Section 209.4.(a) of the Planning Code to establish a community facility in an RH-3 (House, Three-Family) Zoning District in a 40-X Height and Bulk District.

IS MODIFIED (5-0) NOTE: ON MAY 20, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE

CAUSED: BOLDRIDGE

SENT: MARTIN

MOTION #: 13536

Item 93.213C continued

COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONERS BOLDRIDGE AND FUNG WERE ABSENT.

(Continued from Regular Meeting of June 3, 1993)

5:30 P.M.

F. REGULAR CALENDAR

12. 93.194D (BERKOWITZ)
UNDER D.R. AUTHORITY, APPROVED AS MODIFIED BY STAFF (4-0)
16 EDGEHILL WAY, north west side near Garcia Avenue, Lot 5 in Assessor's Block 923 -- Request for Discretionary Review of Building Permit Application NO. 9303053 for the construction of a single family house in an RH-1 (D) (House, One-Family, Detached Dwellings) district.
 (Continued from Regular Meeting of May 20, 1993)
EXCLUDED: BOLDRIDGE
ABSENT: MARTIN, PROWLER
NOTE: ON MAY 20, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER TO JUNE 10, 1993 BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, FUNG, AND PROWLER WERE ABSENT.

UNDER D.R. 13. AUTHORITY, APPROVED AS MODIFIED BY STAFF (4-0)
 93.290D (BERKOWITZ)
2283 TURK STREET, south side between Masonic and Central Avenues, Lot 18 in Assessor's Block 1149 - Request for Discretionary Review of Building Permit Application No. 9221055 for the construction of a three-story, three-unit residential building in an RH-3 (House, Three-Family) district.

14. UNDER D.R. AUTHORITY, APPROVED AS MODIFIED BY STAFF (4-0)
 93.294D (BERKOWITZ)
437 - 40TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 1H in Assessor's Block 1472 - Request for Discretionary Review of Building Permit Application No. 9222171 for the construction of an additional story of occupancy to a two-story, single family house in an RH-1 (House, One-Family) district.

WITHOUT HEARING, 15. CONTINUED TO 6-17-93 AS FIRST ON D.R. CALENDAR (4-0)
 93.298D (BERKOWITZ)
2235 - 29TH AVENUE, west side between Rivera and Santiago Streets, Lot 2D in Assessor's Block 2320 - Request for Discretionary Review of Building Permit Application No. 9305204 for the construction of a two-story rear yard addition to a single family house in an RH-1 (House, One-Family) district.
ABSENT: BOLDRIDGE, MARTIN, PROWLER

9:55 p.m.

Adjournment — 10:45 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: Materials related to the Residential Conservation Controls (RCC)

The Westwood Park residential Design Guidelines were adopted as a supplement to the citywide Residential Design Guidelines and are available for review at the Zoning Information Counter.

The following documents on the RCC are available at the 6th floor reception desk of the Department of City Planning. The next hearing on adoption of the proposed Residential Conservation Controls is set for June 24, 1993.

- 1a. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 1: Article 4 (in double-spaced ordinance form) \$6
- 1b. Replacement pages for Part 1: Article 4 Free
2. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 2: Amendments to Other Sections of the Code (in double-spaced ordinance form)\$6
3. Residential Conservation Controls, Proposal for Adoption, April 1993
(in single-spaced version showing revisions to the January 1993 version) \$5
4. Executive Summary of the Residential Conservation Controls, May 7, 1993 free
5. Comparison Table of Residential Zoning Controls as initiated on April 15, 1993
(table is giving a summary of major rules in the 1978 Code and the proposed RCC) free
6. Reference Table showing RCC Section Numbers and comparable Section numbers in the Planning Code Free
7. Draft Motion for Adoption of Modifications to the Residential Design Guidelines, and draft of the proposed modifications.
(Modifications are deletions of references to the Neighborhood Conservation Interim Controls and replacement references to the Residential Conservation Controls.)

Documents listed under 1, 2 and 3 are also available for review at the San Francisco Public Library and Branch Libraries.

NOTICE OF SPECIAL JOINT MEETING
**CITY PLANNING COMMISSION
AND
RECREATION AND PARK COMMISSION**

THURSDAY, JUNE 10, 1993
**BOARD OF SUPERVISOR'S CHAMBER
SECOND FLOOR, CITY HALL
1:30 P.M.**

1:45 p.m.

ROLL CALL: City Planning Commissioners ; *ABSENT: MARTIN*
Recreation and Park Commissioners

A. SPECIAL CALENDAR

1. 93.295M (SHOTLAND)

AFTER RECEIVING TESTIMONY, THE CPC DECIDED NOT TO CHANGE THEIR ACTION ON
Amendment of the Recreation and Open Space Element of the Master Plan
Consideration of a proposal to amend the Recreation and Open Space Element by revising Map 4, "The Citywide Recreation and Open Space Plan," to add a site to the category "Proposed Public Open Space. Acquire for or Convert to Public Open Space". The following site is under consideration for addition to Map 4:

4-15-93. THE RECREATION & OPEN SPACE ELEMENT OF THE MASTER PLAN WAS NOT AMENDED TO INCLUDE THIS SITE.
Brooks Party Property - acquisition of San Francisco Unified School District property to enlarge adjoining Brooks Park, (Assessor's Block 7073, lot 50; AB 7074, lot 49; AB 7075, lot 56.

- VOTE ACTION NOT REQUIRED PER CITY ATTORNEY*
2. 93.148R (SHOTLAND)

ACTION:
San Francisco Open Space Acquisition and Park Renovation Fund 1993-94
Recommendations (Proposition E)
SEE BELOW
Reconsideration of the 1993-1994 Open Space Acquisition and Park Renovation Budget. At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program. *CPC COMMISSIONER FUNG REQUESTED THAT A LETTER BE SENT TO THE SCHOOL DISTRICT STATING THAT ANY CHANGE IN USE MUST BE REVIEWED BEFORE THE PLANNING COMMISSION.*

B. PUBLIC COMMENT *— NONE*

At this time members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Recreation and Park commission. Members of the public may address the Commissions for up to three minutes. The President or Chairperson may limit the total testimony to 30 minutes.

Adjournment — *5:05 p.m.*

RPC: — MOTION TO RESCIND RPC ACTION ON 4-15-93

AYES: IMMENDORF, CHAN, RUIZ, FARROW

NOES: SOMMER, EICKMAN, ORR

— MOTION TO ADOPT RECOMMENDATIONS AS PROPOSED

AYES: IMMENDORF, CHAN, RUIZ, FARROW

NOES: SOMMER, EICKMAN, ORR

MOTION #: 16648

CPC: — MOTION TO RESCIND CPC ACTION ON 4-15-93

AYES: BALDRIDGE, FUNG, LEVINE, LOWENBERG, PROWLER, UNOBSKEY

NOES: NONE

ABSENT: MARTIN

— MOTION TO APPROVE AS PROPOSED W/OUT BROOKS PARK & AS AMENDED AS READ INTO THE RECORD BY DEPUTY CITY ATTORNEY ANDREW SCHWARTZ

AYES: BALDRIDGE, FUNG, LEVINE, LOWENBERG, PROWLER, UNOBSKEY

ABSENT: MARTIN

MOTION #: 13535

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



CSS
#21

6/10/93
c.

San Francisco, California
June 10, 1993

117 SUMMER

Frank M. Jordan, Mayor

RECREATION AND PARK COMMISSION
AND
// CITY PLANNING COMMISSION

DOCUMENTS DEPT.

JUL 09 1993

SAN FRANCISCO
PUBLIC LIBRARY

MINUTES

/// SPECIAL JOINT MEETING

THURSDAY, JUNE 10, 1993

The Special Meeting of the Recreation and Park Commission and City Planning Commission was called to order on Thursday, June 10, 1993, at 1:45 p.m. by City Planning Commission President Sidney Unobskey and Recreation and Park Commission President Trent W. Orr.

1. ROLL CALL

°Recreation and Park Commission

°City Planning Commission

Present:

Present:

Trent W. Orr, President
Jack Immendorf, Vice President
Sidney Chan
Keith Eickman
Bella Farrow
Santiago Ruiz
Sue Sommer

Sidney Unobskey, President
Frank S. Fung, Vice President
M. Toby Levine
Susan E. Lowenberg
David Prowler (alternate for the
Chief Administrative Officer)
Romaine Boldridge (alternate for the
General Manager, Public Utilities
Commission)

Absent:

Larry Martin

Minutes of Joint Meeting of Recreation and Park/City Planning Commissions
Thursday, June 10, 1993

City Planning Commission Secretary, Linda Avery, explained that the first issue to be considered was a matter strictly before the City Planning Commission. She read the item: Amendment to the Recreation and Open Space Element of the Master Plan, adding Brooks Park - adjacent property to the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space" in Map 4.

Steve Shotland, representing City Planning, explained that the Brooks Park site was included in the proposed Master Plan and presented to the Planning Commission on 4/15/93. At that time, it was not clear whether the School District was interested in disposing of this property. Therefore the Planning Commission removed the site from the proposed Master Plan amendment. However, in light of the required second hearing and in order to leave the option open regarding the School District site adjacent to Brooks Park, this item was calendared contingent on determining the School District's position.

Mr. Shotland explained that the Planning Department received a copy of a letter dated 5/19/93 addressed to Mayor Jordan from Superintendent Rojas of the SFUSD which states in part, "...The District is in the process of considering a comprehensive strategy for dealing with surplus properties, and therefore it is not desirable to single out one of the properties for sale or long term lease at this time." In light of Superintendent Rojas statement and affirming the City Planning Commission's action on 4/15/93, staff felt the proposed Master Plan amendment to add the Brooks Park should not be considered at this time.

A representative from the School District explained that the School District is in the process of reviewing its properties and is not able to discuss a sale at this time.

2. OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS

Reconsideration of the 1993-94 Open Space Acquisition and Park Renovation Fund budget.

Steve Shotland, representing City Planning, explained that the Commissions were considering this item a second time. On April 15, 1993 the City Planning Commission adopted the entire Open Space Program budget; however, the Recreation and Park Commission did not approve the allocation of \$300,000 for the development of a soccer field at Dolores Park. Subsequent to the hearing, the City Attorney determined that the budget adopted by the two commissions must be the same. Therefore, there was a need for this second hearing.

Recreation and Park's Assistant General Manager for Administration, Phil Arnold, explained that the issues before the Commissions are the soccer field at Dolores Park and the shift of \$40,000 to the Administrative budget to fund an update of the City's Master Plan. The major question before the Commissions is whether to fund a soccer field at Dolores Park. Staff proposed that funding be provided for the development of a soccer field at Dolores Park. However, if money is allocated for the development of a soccer field, the actual size and location would be determined over the course of the next year through the public meeting process, with final approval from the Recreation and Park Commission.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)**

Three soccer field options have been presented. The first option was for a 330' soccer field that would have taken up most of the northern third of Dolores Park, required substantial grading and retaining walls, and would have interfered with the current use of the park. The second alternative presented at the Open Space hearing was a 270' field. There are differing opinions as to whether this field could be accommodated with or without major grading, retaining walls, etc. The third alternative is 210' field soccer field which could easily be accommodated within the existing topography of Dolores Park and would not require retaining walls or major grading. He said the planning process will determine the location and size of the soccer field. Staff recommended that any soccer field at Dolores Park not preclude other uses such as passive recreation, shows, gatherings and demonstrations.

Mr. Arnold further explained that there were hundreds of signatures on petitions submitted favoring and opposing the Dolores Park soccer field. He said the Open Space Committee tried to reach a compromise solution.

Public Testimony

Miguel Santuario, a senior at Mission High School, spoke in favor of a soccer field at Dolores Park. He explained that he was formerly a gang member but became involved in soccer and now plans to pursue a college education. He said the City's youth need activities such as soccer.

Luis Cruz, Vice President of Mission High Student Body, spoke in favor of the Dolores Park soccer field. He said the student body represents 35 different countries and strongly supports a soccer field at Dolores Park. He said there are no soccer fields in the Mission District and the sport is very popular.

Lupe Arabolos, Assistant Principal at Mission High School, spoke in favor of the soccer field and said that Mission High is not the only facility that needs a soccer field, there are thousands of youth in the Mission who need this site. She explained that the Board of Education sent a Resolution of support for the soccer field in Dolores Park and added that children of the Mission District have waited too long for this priority. She urged the Commissions to support the 14,000 children of the Mission.

Fernando Alvarez, spoke in favor of a Dolores Park soccer field. He urged that the piece of land in Dolores Park be dedicated for soccer and asked the Commissions to approve the funding.

Anne Hoecker, said the City's parks are for all the children. She said there are parks on the other side of the City which are sacrosanct that cannot be touched in any way.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1993-1994 RECOMMENDATIONS (Continued)

Public Testimony (Continued)

Irene Andrews, spoke in opposition to the Dolores Park soccer field and said that she has witnessed the park go through changes, both good and bad. She said families and children use the park and that, currently, the restrooms are closed in the afternoon. She wondered if the restrooms would be opened to accommodate the soccer players.

Kevin Solan, spoke about many problems in placing a soccer field at Dolores Park. He strongly stressed that the children of the Mission need soccer fields and that he was not opposed them but saw no reason to place one in 100 year old Dolores Park. He said a soccer field will conflict with the other uses of the park and that there will be increased noise from cheering spectators. He suggested that other locations such as Everett Middle School and Franklin Square be considered for soccer fields.

Deborah Saks, representing the Liberty Hill Association, spoke in opposition to the soccer field. She said that she lives near Dolores Park and that the area is very congested. She was concerned about increased traffic from the soccer activity and was concerned about maintaining the park with another athletic use although she believed that students and children need a place to play.

German Chavez, spoke in support of the Dolores Park soccer field. He explained that he came to America 23 years ago. He was present to demand that the City try to solve the inner-city problems and said one of the solutions would be to provide this soccer field. He further explained that soccer is played around the world and that it keeps children involved in a sport activity.

Jaime Arabia, spoke in support of the Dolores Park soccer field and disagreed with the excuses presented by those who were opposed. He said that there has to be a balance and that people have to be culturally sensitive to Latino youth. He said that children need a place to play and asked the Commissions to consider the needs of his people.

Douglas Hague, spoke in opposition to the Dolores Park soccer field, explaining that Dolores Park is a multi-cultural, beautiful green space area that is not tempered by regulated sports. He explained that while a soccer field is commendable, placing one in Dolores Park is wrong when there is a legitimate and viable site at Franklin Square. He said Franklin Square has room for a regulation soccer field, along with amenities such as dressing rooms, and bleachers. The monies set aside for the Dolores Park soccer field could be used at Franklin Square. He urged the City to preserve this historic park.

Don Hastler, spoke in opposition to the Dolores Park soccer field and said that he had not seen a report that addresses the long term program for upkeep and maintenance of the field. He said the Department has only 2 caretakers for this park and that the neighbors now maintain some areas of the park.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1993-1994 RECOMMENDATIONS (Continued)

Public Testimony (Continued)

Laura Stillman, a member of Liberty Hill Association, lives one block from Dolores Park, and favored children having a place to play soccer but was opposed the creation of a substandard field. She felt that the money should be allocated to improving existing fields and acquiring better fields. She was concerned about the safety issue of the field and the element it might attract.

Paul Deutsch, representing himself and 6 other partners who own and live in a 6 unit building on Church Street, explained that a small practice field will not meet the needs of soccer players and that the Mayor's April 13, 1993 letter urged the Commissions to approve the soccer field based on what the Mayor believed to be overwhelming community support. Mr. Deutsch said that this position has changed and he hoped the Commissions would listen to the people who are upset by this proposal. He felt that the \$300,000 should be spent for Franklin Square and that it would be cost effective to maintain one field.

David Spero, has lived in the Mission for 11 years, resides in cramped quarters and said he needed open space. He explained that 5 neighborhood associations are opposed to the Dolores Park soccer field and that it was patronizing to assume that the Mission residents do not need open space. He said currently the park accommodates soccer, softball, toddlers and they will be displaced if the soccer field is approved. He said the field will be an intensive change in use and that many alternatives are available. He commented that this proposal will rob people of a beautiful, civic landmark, that is used by all San Franciscans.

Eileen Gold, representing the Dolores Park Coalition, which is composed of several neighborhood associations, spoke in support of the Dolores Park soccer field and said that the Mission District is growing and is a crowded area. She urged the Commissions to vote for the soccer field to show that they care about the City's children who need education and recreation.

Hilda Bernstein, explained that on a membership meeting held on May 22, 1993, the Liberty Hill Neighborhood Association, voted overwhelmingly to oppose the placement of a soccer field at Dolores Park. The Association was concerned about this intrusion on the park and that other groups which have a long tradition of using the park would be displaced. There was not a single vote to place the field in the park. Personally, she favored a non regulation soccer field, with no fencing, minimal grading, no permanent goal posts and no larger than 210'. She felt the soccer players will have to agree to give the field to those who have traditionally used it for special purposes and that such a stipulation should be part of the Commissions' resolution.

Larry Kischmischian, President of Mission Youth Soccer League, explained that he had 22 soccer leagues and has been looking for open space for over 7 months. He was in favor of a soccer field at Dolores Park and said that the City kids need a space to practice the sport. He asked the Commission to consider the needs of the children.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)**

Public Testimony (Continued)

David Fellers, a planner, was opposed to the soccer field and said that the proposed project is unclear and did not address such issues as where people would park since the soccer field would increase traffic congestion. He felt that it was difficult to make a decision without having all the facts.

Joan Holden, who is affiliated with the San Francisco Mime Troupe, said the Troupe has been using Dolores Park for thirty years. She suggested that permanent limits be placed on the area in question. She said the Mime Troupe could support the field provided it had no fences, no lights, and no grading. Personally speaking, she did not think it made sense to bulldoze a park when there was a field at 16th and Bryant. She felt that more comprehensive planning should be undertaken by staff on this issue.

Mauricio Auiles, a member of the Open Space Committee, spoke in support of the soccer field at Dolores Park and said that soccer is a worldwide sport. In the last 10 years soccer has grown in popularity and there are more soccer leagues and teams. The issue is not to find alternatives but to find more soccer fields because it is a growing sport. He said this soccer field will be used by many communities.

Lanita Sanchez, lives close to Dolores Park, explained that other cities such as Fremont, have new developments and open space for soccer, and that they understand the need to keep children involved and busy so that they do not have time to get in trouble. She did not comprehend why a soccer field in every other community other than San Francisco is considered open space.

Rachel Newlin, 12 years old, had heard comments about ancient Indian burial grounds on Dolores Park land. She felt that her ancestors would not mind the placement of a soccer field at the park.

Francisco J. Lopez, a native San Franciscan, who serves on the Mayor's Mission Task Force and is a member of Coleman Advocates for Children and Youth, explained that he had a concern for the children of San Francisco. He strongly urged the Commissions to build more soccer fields in the Mission to help misguided youth.

Andrew Solow, supported the soccer field at Dolores Park and commented that the City approval process was a very trying venture. He said that a soccer field can be used for other youth sports such as volleyball, field hockey, etc. He said that kids do not need to have a regulation size soccer field and that bleachers would be totally inappropriate for the Dolores Park site and were never proposed.

Harry Clark, a resident of 18th Street, and landscape architect, said the City is attempting to approve a project that is not well defined and he was concerned with that process. He was opposed to the Dolores Park soccer field, because if it involved an increased use of a portion of Dolores Park it would then require increased maintenance. He has seen many park improvements funded without any consideration for maintenance. He did not favor funding park improvements that the City cannot maintain nor changing a park use that is already contributing to the needs of the public.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)**

Public Testimony (Continued)

Rev. Kelly Denton-Brohany, explained that her church is located directly across the street from Dolores Park and has been there 5 years. She was very aware of a high level of need for the children and youth in the Mission. She said there are woefully inadequate resources for youth. She supported the children of the community and the soccer field and felt it was needed. She said both regulation and practice fields are needed in the Mission.

Juan Gonzalez, supported the soccer field and explained that the soccer field will not be in use 24 hours a day. He said monies have already been allocated for Franklin Square soccer renovation and that another field is needed. He said it is possible to save children's lives by organized sports. He felt that drug users would leave the park when they saw children and parents involved in sports activities.

Alanna Zuppan, lives on Hill Street near Dolores Park and displayed pictures of Franklin Square. She said there is a need for more soccer fields in the City and she admired those working towards this goal. But she did not think Dolores Park was an appropriate site for a soccer field.

Conway Chang, opposed the soccer field at Dolores Park and felt it was improper to have it in the park. He opposed the field because there would be no way to maintain it. He described an open space lot he is maintaining on his own which has been damaged from people running through the area.

Mario Chavez, President of the San Francisco Bay Soccer Organization, said that he wants to develop children from the Mission who can play soccer professionally. He said this field will give him a chance to develop the City's youth to become to soccer players and to be able to play at a professional level.

Tisha Kenny, a member of the 19th Street and Oakwood Neighborhood Association, has witnessed the drug dealing at Dolores Park and felt that alternatives must be found for the youth. She said that the neighbors already hear noise from events and activities held at Dolores Park. Dolores Park has changed through the years and the Latino community wants to do something for kids. She felt that this need should be validated and understood.

Paul Nixon, from Fair Oaks Neighbors, said he was very concerned that some of the neighborhood organizations are troubled with this proposal. He felt that the neighborhood organizations should work with youth because children and senior all live in the same City.

Eileen Holsten, said she was born and raised in the Sunset and used the neighborhood playgrounds. She moved to Liberty Street when she was married and took her 6 children to Dolores Park. She wanted her grandchildren to have an opportunity to play soccer. She felt that open space was not as important as having a soccer field.

Minutes of Joint Meeting of Recreation and Park/City Planning Commissions
Thursday, June 10, 1993

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1993-1994 RECOMMENDATIONS (Continued)

Public Testimony (Continued)

Nick Jarrett, a member of the Dolores Heights Improvement Club, said that every day he drives by Dolores Park. He felt that Dolores Park should not be destroyed from its present state and that there were alternatives to the need for a soccer field.

Jake Sigg, explained that he was one of seven members of the Open Space Advisory Committee that filed a minority report on the Dolores Park issue. He felt the decision was made in a very charged atmosphere and that adequate discussion had not taken place. He said this portion of the park will be completely dedicated for soccer during the weekends and a good part of the weekday. He said that this is a land use decision and must be considered as such. He said that money should be taken from Open Space transportation funds and used to bus kids to Franklin Square while long range solutions are developed.

Claire Isaacs, a member of the Open Space Committee, said she recommended against the proposal to place a soccer field at Dolores Park. She admired those who have spoken on behalf of children but she was troubled by the way this proposal was developed. She is a fourth generation San Franciscan and said Dolores Park has tremendous history and beauty. She commented that legislators do not quickly change the use of an historical building and the parks should be treated the same way. She explained that Franklin Square is an excellent place for soccer and that there are transportation funds in the Open Space Program to enable kids to get to this park. She felt that this issue should be planned carefully.

Kent E. Watson, a landscape architect who has designed parks, said he has been a resident of the area near Dolores Park for over 15 years. He was adamantly opposed to the addition of a soccer field at this park. The field would be placed in the one remaining flat spot in the park and the entire community uses this area. He noted that Franklin Square is available and that a staff report should be done on the possibility of using the Mission High School practice field. He displayed a drawing of the soccer field for the Commission and said there would be a blind spot in the southwest corner of the field.

Ted Werfhorst, felt that Mission High School field could be leased to Recreation and Park. He did not want a full soccer field at Dolores Park and felt this section of the park should remain a passive area.

Sally Mendez, lives in the Mission and asked the Commission to support a soccer field at Dolores Park. She said there is more and more violence in the Mission and they needed a location for recreational activities. She said there are not enough soccer fields for the youth.

Vicki Rega, said that a lot of organizations could use the soccer field and that people who are involved with at-risk people understand the need for this field. She was upset by some of the comments she heard and felt that everyone should care about kids instead of their property values.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1993-1994 RECOMMENDATIONS (Continued)

Public Testimony (Continued)

Riban San Miguel, said one of the reasons the Dolores Park site is being considered is because it is accessible by public transportation and children do not own vehicles. She said that Franklin Square and Mission High are already utilized and they need 6 to 8 soccer sites. There are 14,000 youth in the Mission District and soccer is growing in popularity. She said that Franklin Square needs to be renovated and was saddened to hear opposition to Dolores Park. She urged the Commission to support the proposal.

Rita Klinger, lives in the Mission District, three blocks from Dolores Park, and spoke in opposition to the soccer field. She said the proponents are insistent that no major changes will be made to the park but without fencing it will be dangerous for children. She said the soccer field will have one goal post near Dolores Street and one near the railway tracks. She thought that balls will be kicked out onto the street creating a safety hazard. She asked how the City will defend claims filed against it from such incidents.

Nan McGuire, a member of the Open Space Committee, said this issue was very difficult. She said that everyone favors soccer and the Open Space Committee has directed \$350,000 for renovation of Franklin Square for soccer. She explained that the \$300,000 for the soccer field at Dolores Park will not be available until next September. She thought it wise to use that money for soccer field development. She felt that Recreation and Park should work with the community to find a resolution other than creating yet another field at Dolores Park.

Lauri Irving, a member of the Open Space Advisory Committee, supported the soccer field at Dolores Park. She was concerned about the youth incarceration rate and felt it was critical for children to have an opportunity to be active. She encouraged the Commissions to support the proposal.

Loren Charles, lives on Dolores Street and said that people realize that a regulation size soccer field will severely impact the use of Dolores Park. He said nobody has addressed or resolved the parking problem that will be created by the field. He favored a soccer field for children but could not justify damaging the aesthetics in Dolores Park. He said that if the soccer field is placed in Dolores Park what will prevent future requests for lighting the field.

Edith McMillan, said that .17 acres of open space land was sold at \$2.2 million to the Olympic Club. She felt that these monies should be placed in the Open Space Fund for recreation facilities. She wanted all proceeds for the sale of open space to be deposited in the Open Space Program to help the public acquire and develop soccer fields and upgrade recreation facilities.

* * * * *

Minutes of Joint Meeting of Recreation and Park/City Planning Commissions
Thursday, June 10, 1993

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1993-1994 RECOMMENDATIONS (Continued)

Steve Shotland, representing City Planning, presented a resolution to the Planning Commission to adopt the program budget contained in the Recreation and Park's General Manager's Report with the inclusion of \$40,000 for the revision of the recreation and open space element of the City Master Plan as discussed on April 15, 1993.

President Unobskey clarified the point that funding for Brooks Park is excluded from the General Manager's Report. It was agreed that the Recreation and Park Commission should first vote on the 1993-94 Open Space Acquisition and Park Renovation Fund.

Commissioner Chan explained that the overriding issue is that parks are for all the citizens of San Francisco. He said that parks serve the general public of all ages. To adults, passive enjoyment of a park is supreme but for children active recreation is more enjoyable. He said he witnesses families and children using the Marina Green, enjoying recreational activities such as flying kites, sunbathing, etc. He felt that those who live on the Marina Boulevard would most likely prefer to have such activity not across the street. He sympathized with the neighbors opposed to the soccer field but commented that the proponents have said they would not place permanent goal posts, benches, bleachers, etc., on the field. Commissioner Chan wanted the soccer field to be no larger than 210' so that there is space for passive recreation. With those conditions, he supported the soccer field.

Commissioner Immendorf said it is clear that the youth of the City need soccer fields and that both those in favor and opposed presented excellent viewpoints. Commissioner Immendorf explained that he has worked with the Police Athletics League for more than 20 years, teaching youth the value of sportsmanship. He also spoke to the Chief of Police, Anthony Ribera, who felt that the soccer field would be a strong influence in deterring children from drug use and gang activity. He said there was a consensus that there would be no fences, concrete retaining walls, and nothing that would be intrusive to the area being utilized by others. The Mayor, Supervisors Alioto and Hallinan all support the soccer field.

Commissioner Immendorf was prepared to make a motion to approve a soccer field with the absence of a fence, no concrete retaining wall, no bleachers and with a formal agreement delineating these conditions.

Commissioner Ruiz supported the development of a soccer field in Dolores Park. He was prepared to proceed with the project provided it did not require lighting, bleachers, fencing, goal posts, and that it only required minor grading. He said the Recreation and Park Department budget contemplates closing recreation centers on Sundays and laying off recreation directors, and that there are less resources available for the youth. The monies from the Open Space Fund will give kids a place to practice. He enjoyed using Dolores Park and would continue using it.

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)**

Commissioner Sommer said there were too many unanswered questions such as what kind of tripping hazard or holes would result from the removal of temporary goal posts. She did not think that all of the alternatives had been considered and that there were unanswered questions regarding the retaining wall. She planned to vote against the soccer field because the plan was not well thought out.

Commissioner Farrow said she was prepared to vote for the soccer field after hearing all the impassioned comments from the public and knowing the Board of Education unanimously voted for the establishment of a soccer field at Dolores Park. She said it is necessary to offer some type of recreation and the development of a sport activity will be a deterrent to gang and violence. Given the tremendous budget cutbacks facing the Department she favored the establishment of a soccer field in Dolores Park.

Commissioner Eickman said that everyone recognizes that soccer is an international sport. However, he did not think that Dolores Park was the appropriate site and that other areas in the Mission District should be considered for a soccer field. In his mind this field will only be a practice field and will not give the community a regulation soccer field which they want and deserve. He felt that the money should be used at Franklin Square to develop a regulation soccer field with lighting and fencing. He said this matter was a land use issue and he felt that Dolores Park should not be used for this activity. He further explained that the placement of a soccer field in Dolores Park is the beginning of the destruction of this park site. He felt that his role was to preserve the parks for all citizens. He did not think the proposal was well planned or a proper use of the park.

President Orr concurred with Commissioner Eickman's comments and said that he had a great deal of respect for all the opinions expressed. He was going to vote against this item because it set a precedent. He said the Open Space fund was established chiefly to acquire new open space and to renovate existing uses of parks. He did not like setting a precedent to use Open Space funds to recast the successful uses of existing parks. Although the City desperately needs soccer for children it also desperately needs places for passive use, an unstructured park space. He said that Dolores Park is now actively used for pick-up soccer, volleyball games, and picnicking. He felt it was problematic to use Open Space Funds for an area that is working and change its use. He also expressed fear that a small practice field will not meet the needs of soccer community and that a continuing expansion of the field may occur.

On motion of Commissioner Immendorf, seconded by Commissioner Ruiz, the Commission voted to rescind the Commission's previous action from the meeting of April 15, 1993.

The motion to rescind was approved by the following vote:

Ayes: Commissioners Chan, Farrow, Immendorf, Ruiz

Noes: Commissioners Eickman, Orr, Sommer

Minutes of Joint Meeting of Recreation and Park/City Planning Commissions
Thursday, June 10, 1993

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)**

On motion of Commissioner Immendorf, seconded by Commissioner Ruiz, the following resolution was adopted:

RES. NO. 16647

RESOLVED, That the Recreation and Park Commission does hereby approve the program, contained in the "General Manager's Report: Park and Open Space Fund, Fiscal Year 1993/94" dated June 10, 1993, which program is hereby found to be in accordance with the Recreation and Open Space Element of the Master Plan and Programs document approved by the City Planning Commission, and be it

FURTHER RESOLVED, That \$300,000 shall be allocated for the development of a soccer field at Dolores Park with the following stipulations: the field shall have no fencing, no concrete retaining walls, no lighting and no bleacher areas.

Approved by the following vote:

Ayes: Commissioners Chan, Farrow, Immendorf, Ruiz

Noes: Commissioners Eickman, Orr, Sommer

* * * * *

On motion of Commissioner Fung, seconded by Commissioner Lowenberg, the Commission voted to rescind the Planning Commission's previous action from the meeting of April 15, 1993.

Commissioner Levine said that it is very evident that there is a need for soccer in the Mission District. She felt that children and young people do not necessarily have to play on a regulation size field and that this simple field will serve the needs of the population. She said that more places needed to be developed for soccer in the Mission. She was saddened to hear that the restrooms are closed in the afternoon and hoped that they could be kept open. She hoped that Recreation and Park Department would look carefully into scheduling the use of this park so that people work together and that the soccer groups would be sensitive to the neighbors who view this park as a precious commodity.

Deputy City Attorney, Andrew Schwartz, outlined the proposed changes in the General Manager's Report for the City Planning Commission.

On motion of Commissioner Lowenberg, seconded by Commissioner Fung, the following resolution was adopted:

RES. NO. 13535

WHEREAS, The electorate of San Francisco in November 1988 revised Charter Section 6.413 establishing the San Francisco Park and Open Space Fund to be supported by an annual Ad Valorem tax of two and one-half cents (\$.025) for each one hundred dollars (\$100) assessed valuation for a 15-year period; and

WHEREAS, Charter Section 6.413 specifies that the General Manager of the Recreation and Park Department shall annually present a report on the disposition of the Fund for approval by a majority of each of the Recreation and Park Commission and the City Planning Commission, meeting jointly; and

2. **OPEN SPACE ACQUISITION AND PARK RENOVATION FUND**
1993-1994 RECOMMENDATIONS (Continued)

RES. NO. 13535
(Continued)

WHEREAS, In formulating the 1993-1994 program, the fourth year of the program, the General Manager of the Recreation and Park Department closely considered the recommendations of the Park and Open Space Citizen's Advisory Committee, which were made after several months of diligent work that involved community discussions, field investigations, and public hearings; and

WHEREAS, Charter Section 6.413 requires that the program be consistent with the Recreation and Open Space Element of the Master Plan and in accordance with the Recreation and Open Space Programs document; and

WHEREAS, The Recreation and Open Space Element of the Master Plan was amended by CPC Resolution No. 13149 on August 15, 1991, to add Policy 13, which states: "Preserve and protect Significant Natural Areas," and includes criteria to determine whether a site constitutes a Significant Natural Resource Area worthy of protection; and

WHEREAS, The Recreation and Park Commission recommends that three sites, Hawk Hill (also known as Funston Terrace), O'Shaughnessy Hollow, and portions of Bayview Hill, be designated as Significant Natural Resource Areas; and

WHEREAS, Three sites proposed for acquisition under the Natural Areas Acquisition category, Hawk Hill (also known as Funston Terrace), O'Shaughnessy Hollow, and a portion of Bayview Hill, meet the criteria for Significant Natural Areas contained in Policy 13, and can be considered Significant Natural Areas worthy of protection; and

WHEREAS, The San Francisco Park and Open Space Program was determined by the San Francisco Department of City Planning (hereinafter "Department") to be categorically exempt from the environmental review process pursuant to California Environmental Quality Act (CEQA), and the Commission has reviewed and concurs with said determination; and

WHEREAS, The Program responds to the Priority Policies of Section 101.1 of the Planning Code; and

WHEREAS, Members of the Park and Open Space Citizens Advisory Committee worked to revise and update a Five Year Plan for open space acquisition, development, renovation and maintenance which are consistent with the goals and policies of the Recreation and Open Space Element of the Master Plan and the Recreation and Open Space Programs document; and

WHEREAS, The General Manager of the Recreation and Park Department on April 15, 1993, presented to the two Commissions, meeting jointly, the program entitled, "General Manager's Report: Park and Open Space Fund, Fiscal Year 1993-1994", dated April 15, 1993, and the "Open Space Program Five Year Plan 1993-1994", and

WHEREAS, Four sites proposed for acquisition as public open space were not identified in the Recreation and Open Space Element as "Proposed Public Open Space, Acquire for or Convert to Public Open Space"; and

Minutes of Joint Meeting of Recreation and Park/City Planning Commissions
Thursday, June 10, 1993

2. OPEN SPACE ACQUISITION AND PARK RENOVATION FUND
1993-1994 RECOMMENDATIONS (Continued)

RES. NO. 13535
(Continued)

WHEREAS, The sites: Bonview Lots, (Assessor's Block 5614, lots 47-50); Brewster/Franconia site (AB 5556, lot 56); Mullen Peralta site (AB 5538, lots 14, 15, 23, 28, and portions of undeveloped Mullen and Peralta Street r-o-w); Evans/Hunters Point Boulevard Triangle (AB 4646, lots 9-11) have been proposed for acquisition as public open space; and

WHEREAS, Each of the sites proposed for acquisition is either very close to, or contiguous to existing parkland or public open space; and there is significant community support for acquisition of the sites for open space purposes; and

WHEREAS, The City Planning Commission considered acquisition of the five sites at a public hearing on April 15, 1993, at which the Commission heard public testimony concerning acquisition of the sites; and

WHEREAS, At the public hearing on April 15, 1993, the Planning Commission also considered Case No. 93.159M, the proposed amendment of the Recreation and Open Space Element, to add sites to Map 4, the "Citywide Recreation and Open Space Plan" and in addition to add the Evans/Hunters Point Triangle Site to Map 8, the "Eastern Shoreline Plan" under the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space"; and

WHEREAS, Prior to approving the Program contained in the "General Manager's Report, San Francisco Park and Open Space Program, Fiscal Year 1993-1994", the City Planning Commission approved Resolution No. 13506, amending the Recreation and Open Space Element of the Master Plan, adding four sites proposed for acquisition as public open space to the Category "Proposed Public Open Space, Acquire for or Convert to Public Open Space" in Maps 4 and 8; and

WHEREAS, On April 15, 1993, the City Planning Commission adopted Resolution No. 13507, adopting the program entitled "General Manager's Report: Park and Open Space Fund, Fiscal Year 1993-1994", dated April 15, 1993, and the "Open Space Program Five Year Plan 1993-1994, but the City Attorney's Office recommended that the Recreation and Park Commissions meet at a second joint Public Hearing to consider and act on the Program;

THEREFORE BE IT RESOLVED, That the City Planning Commission does hereby find the program contained in the "General Manager's Report: Park and Open Space Fund, Fiscal Year 1993-94," as amended, to be in conformity with the Recreation and Open Space Element of the Master Plan, and in accord with the Recreation and Open Space Programs document;

AND BE IT FURTHER RESOLVED, That the City Planning Commission does hereby approve the Program, and adopt the budget for allocation and expenditure of the Program Fund, as recorded in the "General Manager's Report, San Francisco Park and Open Space Program, Fiscal Year 1993-1994", as amended by the June 2, 1993 Memorandum from Phil Arnold to the Recreation and Park Commission;

AND BE IT FURTHER RESOLVED, That the City Planning Commission does hereby approve the recommendations in the updated "Open Space Program Five Year Plan 1993-1994".

Minutes of Joint Meeting of Recreation and Park/City Planning Commissions
Thursday, June 10, 1993

3. PUBLIC COMMENT

No public comment was received.

4. ADJOURNMENT

There being no further business, the
Special Meeting of the Recreation and
Park Commission and City Planning
Commission was adjourned at 5:05 p.m.

Respectfully submitted,


Shauna-Marie Rose
Commission Secretary

DRAFT "SUMMARY"

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
JUNE 17, 1993
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 28 1993

SAN FRANCISCO
PUBLIC LIBRARY

2:12
1:30 P.M.

ROLL CALL: Commissioners Fung, ~~Moran~~/Boldridge, ~~Levine~~, Lowenberg, ~~Martin~~,
~~Nothenberg~~/Prowler, ~~Unabeskey~~.

A. ITEMS TO BE CONTINUED (TAPE IA: #0045-0180)

- ITEMS
1-4
CONTINUED
AS
SHOWN
(4-0)
1. 92.498C (MILLER)
3065 JACKSON STREET AND 3150 AND 3185 WASHINGTON STREET, Lot 34 in Assessor's Block 982 and Lot 26 in Assessor's Block 999: Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit SECONDARY SCHOOL (University High School) requiring possible exceptions from City Planning Code standards for open space, floor area ratio and off-street parking in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to July 22, 1993)

- PRESENT: 2. 93.186C (NIXON)
LEVINE
MARTIN
UNABESKEY
- 1625 VAN NESS AVENUE, west side between Sacramento and California Streets; Lot 3 in Assessor's Block 642: Request for Conditional Use Authorization to convert second floor office space to retail space pursuant to Planning Code Section 178(c). The property is located within an RC-4 (Residential-Commercial, Combined, High Density) District and within the Van Ness Avenue Special Use District within an 80-D Height and Bulk District.
(Proposed for Continuance to July 8, 1993)

3. 90.657E (ROOS)
MARKET HEIGHTS, PUTNAM STREET AND TOMPKINS AVENUE: Assessor's Blocks and Lot(s): 5731/1, 5732/1, 5733/1 and 5734/1 and 2. Appeal of Negative Declaration. Proposal for construction of 46 dwelling units of low-income rental housing, on the vacant hillsides behind the Farmers Market, as follows: about 6, 1-

bedroom units; 16, 2-bedroom units; and 24, 3-bedroom units; about 6,120 sq. ft. of common open space including a tot lot, community garden and barbecue area; and 46 parking spaces. There would be about 32 units on Putnam Streets, and 14 units along Tompkins Avenue. The developer would improve those two streets along the project frontage. The project would be generally two stories along Putnam Street and Tompkins Avenue and about five stories descending the hill toward Farmers Market. The project sponsor proposes to lease the property from the City and County of San Francisco.

(Proposed for Continuance to July 15, 1993)

4. 90.657R (McDONALD)
100 ALEMANY BOULEVARD, FARMERS' MARKET, 201-399 blocks of Putnam Street, east side between Crescent and Tompkins Avenues and 900-1100 blocks of Tompkins Avenue, southside between Putnam Street and Peralta Avenue; Assessor's Blocks and Lots: 5731/1, 5732/1, 5733/1 and 5734/1 and portions of the existing undeveloped right-of-ways of Ogden Avenue, Bronte Street and Bradford Street. A request for Master Plan Referrals to allow for the vacation of the entire right-of-way of each of the following: Ogden Avenue between Putnam and Bradford Streets; Bronte Street between Tompkins and Ogden Avenues, Bradford Street between Tompkins and Ogden Avenues. Small portions of each right-of-way are proposed to be combined with other parcels and all are to then be leased to a non-for-profit organization. The remaining major portions of each right-of-way would continue to be used by the San Francisco Agriculture Department (Farmers's Market)

Further Master Plan Referrals are requested to allow for the lease of portions of the following Assessor's Block and Lots from the San Francisco Agriculture Department by the non-for-profit organization: 5731/1, 5732/1, 5733/1 and 5743/1.

Additionally, there is a request to create a new large lot from portions of Blocks under the jurisdiction of the San Francisco Agriculture Department combined with vacated portions of the public right-of-ways for the purpose of lease to a not-for-profit institution and the construction of 46 affordable, rental dwelling units in an NC-S (Neighborhood Commercial Shopping Center) District with a 40-X height and bulk designation.

(Proposed for Continuance to July 15, 1993)

B. PUBLIC COMMENT - (TAPE 1A: # 0185-1240)

VARIOUS
SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the

public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS - (TAPE IA: #1245-1325)

PROWLER: COMMISSION TO DO LIST - REQUESTED THAT TARGET DATES FOR COMPLETION OF ACTIVITIES

PASSED MOTION OF INTENT TO INITIATE IMPRESSING DISCRETIONARY REVIEW ON PROPOSED INDUSTRIAL USES IN PLANNED RESIDENTIALLY ZONED DISTRICT IN THE SOUTH BAYSHORE PLAN UNTIL PERMANENT OR INTERIM CONTROLS ARE ADOPTED FOR SOUTH BAYSHORE.

D. DIRECTOR'S REPORT

ENT: LEVINE 5. (TAPE IA: #1328-2347) (TAPE IB: ALL) (TAPE IIA: #0-1383) (BLAZEJ/EDELIN) 2:35 p.m.
MARTIN
UNDSKEY FY 93-94 BUDGET AND WORK PROGRAM ADJUSTMENTS IN RESPONSE TO THE MAYOR'S BUDGET PROPOSAL TO THE BOARD OF SUPERVISORS

ACTION REQUIRED 6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS - (TAPE IIA: #1390-1483) - 4:10 p.m.
BPA: NONE FOR DCP
DOS: LAND USE COMMITTEE: COFFEE HOUSE LEGISLATION
PASADENA: INTRODUCED GENERAL LANGUAGE TO INCLUDE ON ALL "CONDITIONS OF APPROVAL" STATIN
COMMISSION: ASKED RIGHT TO REVOKE PERMITS FOR VIOLATORS OF CONDITIONS.
PROWLER: ASKED PASADENA IF DECISION ON 111 TAYLOR ST. HAD BEEN MADE.

5 p.m. - 8:30 p.m.

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS - PUBLIC HEARING CLOSED

CONTINUED 7. 93.031C (TAPE IIA: #1506-2302) (PAEZ) - 4:35 p.m.
TO 212 ASHBURY STREET, eastside between Fell and Hayes Streets, Lot 23 in
-24-93 Assessor's block 1209 - request for authorization of a conditional use to establish a
(4-0) Residential Care Facility for up to 20 persons (10 bedrooms) in an existing
architecturally significant residential structure containing three dwelling units, on a
9,891 square-foot lot, located in an RH-2 (House, Two-Family) District.
ENT: LEVINE (Continued from Regular Meeting of June 3, 1993)
MARTIN
UNDSKEY NOTE: On June 3, 1993, after receiving public testimony, the Commission closed the public hearing, passed a motion of intent to approve with conditions, and continued this matter to June 17, 1993 for final language and action by a vote of 6-0. Commissioner Boldridge was absent.

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. Following review by the Department, it has been determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another

JUNE 17, 1993

regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

APPROVED 8. 93.217C (TAPE IIA: #2307-2344) (HING)
w/ CONDITIONS 3572 - 20TH STREET, north side between Lexington and Valencia Streets; Lot 82
(4-0) in Assessor's Block 3596 - Request for Conditional Use Authorization to establish
an Ice Cream Shop (defined by Section 790.91 of the Planning Code as a Small
ABSENT: LEVINE Self-Service Restaurant) within the NC-1 (Neighborhood Commercial Cluster)
MARTIN District.
UNOSKEY
MOTION #: 13537

APPROVED 9. 93.220C (TAPE IIA: #2307-2351) (TAPE IIB: #0-0019) (HING)
w/ CONDITIONS 1101 POLK STREET, northwest corner of Polk and Post Streets; Lot 2 in
(4-0) Assessor's Block 691 - Request for Conditional Use Authorization to establish a
Small Self-Service Restaurant (as defined by Section 790.91 of the Planning Code)
ABSENT: LEVINE in the Polk Street Neighborhood Commercial District.
MARTIN
UNOSKEY
MOTION #: 13538

G. REGULAR CALENDAR

APPROVED 10. 93.165C (TAPE IIB: #0192-2348) (TAPE IIIA: ALL) (TAPE IIIB: #0-0413) (NIXON) - 5:00p.
w/ CONDITIONS 2161 SUTTER STREET, south side between Steiner and Pierce Streets; Lot 5 in
(4-0) Assessor's Block 682 - Request for Conditional Use Authorization to establish a 14
bed residential substance abuse program (defined by Planning Code Section 790.50
as Other Institution Large) for Adult, HIV positive, females. The property is located
ABSENT: LEVINE within an NC-2 (Small-Scale Neighborhood Commercial) District within a 50-X
MARTIN Height and Bulk District.
UNOSKEY
MOTION #: 13539 (Continued from Regular Meeting of June 10, 1993)

WITHOUT 11. 93.068C (TAPE IIB: #0039-0190) (PEARL)
HEARING, 1507 PINE STREET AND 1343-1347-1351 POLK STREET, southwest corner of
CONTINUED Pine and Polk Streets; Lots 1 and 22 in Assessor's Block 667: - Request for
INDEFINITELY authorization of Conditional Use to convert the second story of an existing two story
(4-0) dwelling unit to non-residential use (Section 723.38 of the Planning Code) and
enlargement of an existing bar at 1351 Polk Street under Section 178.(c) of the
ABSENT: LEVINE Planning Code in the Polk Street Neighborhood Commercial District in a 65-A
MARTIN Height and Bulk District.
UNOSKEY

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE

6:50
AT APPROXIMATELY 5:30 P.M. THE CITY PLANNING
COMMISSION WILL CONVENE INTO A SPECIAL
DISCRETIONARY REVIEW HEARING. PROCEDURES
GOVERNING SPECIAL DISCRETIONARY REVIEW
HEARINGS WILL BE IN EFFECT. THOSE CASES THAT
ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30
P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30
P.M., COULD BE CONTINUED TO A LATER TIME OR
DATE AS DETERMINED BY THE COMMISSION

JUNE 17, 1993

12. 93.298D (TAPE III B: #0535-2351) (TAPE IV A: #0-2849) (BERKOWITZ) 6:53p - 8:12p.m.
 ED. (WILL) 2235 - 29TH AVENUE, west side between Rivera and Santiago Streets, Lot 2D in
 W DISCUSSION Assessor's Block 2320 - Request for Discretionary Review of Building Permit
 MEDIATION Application No. 9305204 for the construction of a two-story rear yard addition to a
 RATS/RESULTS) single family house in an RH-1 (House, One-Family) district.
 INURE TO (Continued from Regular Meeting of June 10, 1993)
 5-93 (4-0) PROVIDE TAPES TO ABSENT COMMISSIONERS
 NT: LEVINE, MARTIN, WNEBSKEY
13. 93.303D (TAPE IV A: #2065-2286) (GREEN) 8:13p.m.
 D.R. 1327 COLUMBUS, south side between Beach and Leavenworth Streets, Lot 20,
 (4-0) Block 24: Request for Discretionary Review of Building Permit Application No.
 EXT. LEVINE 9221988 for demolition of an existing two story building listed as architecturally
 MARTIN significant within the 1976 San Francisco Architectural Survey and recommended
 WNEBSKEY for retention by the San Francisco Landmarks Preservation Advisory Board. The
 site is located within an C-2 District.

Adjournment 8:18p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: Materials related to the Residential Conservation Controls (RCC)

The Westwood Park residential Design Guidelines were adopted as a supplement to the citywide Residential Design Guidelines and are available for review at the Zoning Information Counter.

The following documents on the RCC are available at the 6th floor reception desk of the Department of City Planning. The next hearing on adoption of the proposed Residential Conservation Controls is set for June 24, 1993.

- 1a. Residential Conservation Controls, Proposal for Adoption, April 1993
 Part 1: Article 4 (in double-spaced ordinance form) \$6
- 1b. Replacement pages for Part 1: Article 4 Free
2. Residential Conservation Controls, Proposal for Adoption, April 1993
 Part 2: Amendments to Other Sections of the Code (in double-spaced ordinance form) \$6
3. Residential Conservation Controls, Proposal for Adoption, April 1993
 (in single-spaced version showing revisions to the January 1993 version) \$5

4. Executive Summary of the Residential Conservation Controls, May 7, 1993 free
5. Comparison Table of Residential Zoning Controls as initiated on April 15, 1993 (table is giving a summary of major rules in the 1978 Code and the proposed RCC) free
6. Reference Table showing RCC Section Numbers and comparable Section numbers in the Planning Code Free
7. Draft Motion for Adoption of Modifications to the Residential Design Guidelines, and draft of the proposed modifications.
(Modifications are deletions of references to the Neighborhood Conservation Interim Controls and replacement references to the Residential Conservation Controls.)

Documents listed under 1, 2 and 3 are also available for review at the San Francisco Public Library and Branch Libraries.

CPC:061793

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



JUN 29 1993

SAN FRANCISCO
PUBLIC LIBRARY

*055
#21
6/24/93*

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY
JUNE 24, 1993
ROOM 282, CITY HALL
1:30 P.M.

1:48
1:30 P.M.

ROLL CALL: Commissioners Fung, ~~Moran~~/Baldridge, Levine, ~~Lowenberg~~, Martin, ~~Nothenberg~~/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED — *NONE*

B. PUBLIC COMMENT

*IOUS
SPEAKERS*

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

LEVINE: OUR LADY OF GUADALUPE CHURCH

D. DIRECTOR'S REPORT

*CONTINUED
TO
18 AUGUST.*

1. AIA PRESENTATION TO DEPARTMENT OF CITY PLANNING AND CAL POLY INTERNSHIP PROGRAM - The American Institute of Architect's presentation of their 1993 National Urban Design Award of Excellence to the San Francisco Urban

Item 1 continued

Design Internship Program sponsored by Cal Poly State University and the San Francisco Department of City Planning.

- ITEMS 2. TIER III (BLAUVELT)
 2 & 3, 154 DENSLOWE DRIVE, between Holloway Avenue and Wyton Lane, Lot 10 in
 No OPPOSITION Assessor's Block 7238A -- Informational presentation of Building Permit Application
 No D.R. No. 9305020 to construct a one-story addition plus deck at the rear of the existing
 single-family dwelling. This project is being brought to the Commission's attention
 pursuant to Planning Commission Resolution No. 12044.

- (6-0) 3. TIER III (BLAUVELT)
 1778 - 8TH AVENUE, between Moraga and Noriega Streets, Lot 2A in Assessor's
 Block 2042 -- Informational presentation of Building Permit Application No. 9220838
 to construct a vertical and horizontal addition to and create a second dwelling unit
 within the existing single-family dwelling. This project is being brought to the
 Commission's attention pursuant to Planning Commission Resolution No. 12044.

ABSENT: LOWENBERG
 No ACTION REQUIRED
BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS - PUBLIC HEARING CLOSED

- APPROVED 5. 93.031C (PAEZ)
 w/ CONDITIONS 212 ASHBURY STREET, eastside between Fell and Hayes Streets, Lot 23 in
 AS MODIFIED Assessor's block 1209 - request for authorization of a conditional use to establish a
 (6-0) Residential Care Facility for up to 20 persons (10 bedrooms) in an existing
 architecturally significant residential structure containing three dwelling units, on a
 9,891 square-foot lot, located in an RH-2 (House, Two-Family) District.
 (Continued from Regular Meeting of June 17, 1993)
 ABSENT: LOWENBERG NOTE: On June 3, 1993, after receiving public testimony, the Commission
 MOTION #: 13540 closed the public hearing, passed a motion of intent to approve with
 conditions, and continued this matter to June 17, 1993 for final language and
 action by a vote of 6-0. Commissioner Boldridge was absent.

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. Following review by the Department, it has been determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General

Uncontested case calendar continued

Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

- APPROVED 6. 93.261C (HING)
 CONDITIONS (6-0) 500 GUERRERO STREET, southwest corner of Guerrero and 17th Streets; Lot 01
 PRESENT: LOWENBERG, in Assessor's Block 3578 - Request for Conditional Use Authorization to add two
 ACTION #: 13541 billiard tables (defined as Other Entertainment by Section 790.38 of the Planning Code) within an existing bar in an NC-1 (Neighborhood Commercial Cluster) District.

G. REGULAR CALENDAR

- MEETING HELD. 7. (HERRERA)
 ACTION REQUIRED ANNUAL HOUSING INFORMATIONAL SERIES REPORT, A statistical report on changes to the housing supply and housing production trends.

3:30 P.M.

- APPROVED 8. (L. SCOTT)
 RECOMMENDATION (6-0) HAZARDOUS WASTE FACILITY, Consideration of Appointment of two replacement
 PRESENT: LOWENBERG, members for environmental or public interest group category (1 appointment) and for affected business or industries category (1 appointment) to a Local Assessment Committee to advise the Commission regarding a proposal by the Sanitary Fill Company to expand its Household Hazardous Waste Collection Facility to accept increased amounts of household hazardous waste and certain business hazardous waste.

- APPROVED 9. 93.242C (HING)
 CONDITION AS MODIFIED (6-0) 3394 - 22ND STREET, north side between Guerrero and Valencia Streets; Lot 27 in Assessor's Block 3617 -- Request for Conditional Use Authorization to add live entertainment (defined as Other Entertainment by Section 790.38 of the Planning Code) within an existing Bar in an NC-1 (Neighborhood Commercial Cluster) District.

- DISAPPROVED 10. 93.019Z (GALLAGHER)
 (6-0) 4127-47 - 19TH STREET, south side between Collingwood and Castro Streets; Lots 31-35 in Assessor's Block 2696 - Request to rezone the five lots from RH-3 (Three-Family House Residential District) to Castro Street Neighborhood Commercial District or, alternatively, to rezone lots 31 and 32 from RH-3 to NC-1 (Neighborhood Commercial Cluster District).
 ACTION #: 13543
 APPROVED (6-0)
 PRESENT: LOWENBERG
 ACTION #: 13544
 (Continued from Regular Meeting of June 3, 1993)

- WITHOUT HEARING, 11. 92.481D (BERKOWITZ)
 CONTINUED TO 3644-22ND STREET, north side between Church and Sanchez Streets, Lot 13 in Assessor's Block 3620 - Request for Discretionary Review of Building Permit
 7-29-93
 (6-0)
 PRESENT: LOWENBERG

Item 92.481D continued

Application No. 9208886 for the construction of a rear yard addition for a one-family house in an Rh-1 (House, One-Family) district.

(Continued from Regular Meeting of June 3, 1993)

NOTE: ON MAY 6 1993, AFTER RECEIVING TESTIMONY THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS ITEM BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE AND PROWLER WERE ABSENT. (COMMISSIONER MARTIN HAD NOT YET BEEN APPOINTED.)

5:30 P.M.

12. 92.287ET

(HORTON)

MEETING HELD.
PUBLIC COMMENT
CLOSED.

CONTINUED TO
7-29-93

(5-0)

ABSENT:
BOLDRIDGE
LOWENBERG

RESIDENTIAL CONSERVATION CONTROLS, Public Hearing on and consideration of a resolution adopting Residential Conservation Controls for an interim period not to exceed 18 months or until the adoption of permanent controls and deleting the Discretionary Review Policy adopted by City Planning Commission Resolution No. 12044. The proposed ordinance contains provisions for rear yard, height and building design to define the potential building form and appearance of new construction and alteration of buildings in R districts and requires compliance with the Residential Design Guidelines. The proposal also contains a two level permit review procedure and notification requirement to neighbors and neighborhood groups. Demolition and extensive alteration would require Level 2 review including compliance with certain criteria and approval of the replacement structure prior to issuing a demolition permit. The ordinance proposes to reduce the size of off-street parking spaces citywide, to revise the definition of family and the regulations for non-complying structures to permit rehabilitation, and to amend or delete other sections of the Code to clarify their applicability to R districts. The proposed ordinance would be applicable to all RH and RM districts including the Nob Hill, Northern Waterfront #2, Dolores Heights, and Bernal Heights Special Use Districts. (Continued from Regular Meeting of May 6, 1993)

13.

(HORTON)

WITHOUT
HEARING,
CONTINUED TO
7-29-93
(5-0)

ABSENT: BOLDRIDGE
LOWENBERG

RESIDENTIAL DESIGN GUIDELINES, REVISIONS TO THE, Public hearing on and consideration of a motion revising the Residential Design Guidelines to make them applicable to the proposed Residential Conservation Controls. (Continued from Regular Meeting of May 6, 1993)

Adjournment 10:30p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: Materials related to the Residential Conservation Controls (RCC)

The Westwood Park residential Design Guidelines were adopted as a supplement to the citywide Residential Design Guidelines and are available for review at the Zoning Information Counter.

The following documents on the RCC are available at the 6th floor reception desk of the Department of City Planning. The next hearing on adoption of the proposed Residential Conservation Controls is set for June 24, 1993.

- 1a. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 1: Article 4 (in double-spaced ordinance form) \$6
- 1b. Replacement pages for Part 1: Article 4 Free
2. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 2: Amendments to Other Sections of the Code (in double-spaced ordinance form)\$6
3. Residential Conservation Controls, Proposal for Adoption, April 1993
(in single-spaced version showing revisions to the January 1993 version) \$5
4. Executive Summary of the Residential Conservation Controls, May 7, 1993 free
5. Comparison Table of Residential Zoning Controls as initiated on April 15, 1993
(table is giving a summary of major rules in the 1978 Code and the proposed RCC) free
6. Reference Table showing RCC Section Numbers and comparable Section numbers in the Planning Code Free
7. Draft Motion for Adoption of Modifications to the Residential Design Guidelines, and draft of the proposed modifications.
(Modifications are deletions of references to the Neighborhood Conservation Interim Controls and replacement references to the Residential Conservation Controls.)

Documents listed under 1, 2 and 3 are also available for review at the San Francisco Public Library and Branch Libraries.

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



CSS
#21
7/8/93

DRAFT SUMMARY

DOCUMENTS DEPT.
JUL 13 1993
SAN FRANCISCO
PUBLIC LIBRARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY
JULY 8, 1993
ROOM 282, CITY HALL
1:30 P.M.

1:45-
4:30 P.M.

ROLL CALL: Commissioners Fung, ~~Moran~~/Boldridge, ~~Levine~~, Lowenberg, Martin, Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 93.054E (BILLOVITS)
Planning Code Amendment Allowing Fast-Food Drive-Up Exceptions in Haight Street NCD (Neighborhood Commercial District): Board of Supervisors-initiated amendment to Section 719.25 of the City Planning Code which would allow a large fast-food restaurant or a small self-service restaurant in the Haight Street NCD under Section 719 to add a drive-up window upon approval by the Planning Commission of a conditional use application. No drive-up windows are currently allowed in the District. As constructed in the proposed ordinance, this exception would apply only to the existing McDonald's restaurant at the corner of Stanyan and Haight Streets.
(Proposed for Continuance to July 15, 1993)

CONTINUED
AS
HEWNN
(5-0)
SENT: LEVINE
MARTIN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the

21045
PEAKERS

Public Comment continued

Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

RAISED
FWOMER: INSTRUCTED DEPARTMENT TO RESPOND TO MATTERS, UNDER PUBLIC COMMENT

D. TIER III CASES

ITEMS 2a. TIER III (BLAUVELT)

2a - 2c,
No OPPOSITION
No D.R.
254 GRAND VIEW AVENUE, between Morgan and Dixie Alleys (opposite 22nd Street), Lot 6 in Assessor's Block 2764 – Informational presentation of Building Permit Application No. 9220708 to construct a one-story addition at the rear of the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution NO. 12044.

(6-0) 2b. TIER III (BLAUVELT)

ABSENT:
LEVINE
42-48-52 AND 58 JENNINGS COURT, off of Meade Avenue, Lots 145, 146, 147 and 148 in Assessor's Block 4991 – Informational presentation of Building Permit Application Nos. 9303983-84-85 and -86, to revise previously approved plans (under Building Permit Application Nos. 9101495-96-97 and 98) to construct a new two-story-over-garage, two-family dwelling on each of the four lots. This project is being brought to the commission's attention pursuant to Planning Commission Resolution No. 12044.

2c. TIER III (BLAUVELT)

2341 VALLEJO STREET, between Fillmore and Steiner Streets, Lot 22A in Assessor's Block 563 – Informational presentation of Building Permit Application No. 9306044 to construct a two-story addition to the rear of the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution NO. 12044.

2d. TIER III (BLAUVELT)

122 - 28TH AVENUE, between Lake Street and El Camino Del Mar, Lot 33 in Assessor's Block 1331 – Informational presentation of Building Permit Application No. 9306051 to construct a rear addition at the second story of the existing two-story-over-garage, single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

2e. TIER III (BERKOWITZ)

1979 - 43RD AVENUE, west side between Pacheco and Ortega Streets, Lot 18 in Assessor's Block 2091 - Informational presentation of Building Permit Application No. 9303521 for the construction of stairs and a landing for an existing rear yard deck for a single family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

JULY 8, 1993

E. DIRECTOR'S REPORT

PRESENTATION
MADE. NO
ACTION
REQUIRED

3.

(OBERG)

PRESENTATION OF THREE AWARDS FOR MISSION BAY PROJECT, The American Planning Association bestowed its "Current Topic Award" to the Mission Bay EIR. The Pacific Coast Builders Conference bestowed Gold Nugget Awards to Mission Bay for both "Site Plan of the Year" and "Best Community Site Plan".

PRESENTATION
COMPLETE. 4.
ACTION
REQUIRED

(SKIFFER)

UCSF LONG RANGE DEVELOPMENT PLAN UPDATE, presentation of the status of the University of California, San Francisco, Long Range Development Plan process, space and program needs, expansion sites under consideration, and public participation program.

DIRECTED
OFF TO 5.
AIR REPAIRMENT
SHOWS THAT
NOT ORIGINAL
ADVIS.
RE VOTE: (6-0); ABSENT: LEVINE

RECESS FROM
3:35 TO 3:50 P.M.

(MARSH)

Informational presentation on Window Replacement for the Huntington Hotel at California and Mason Streets.

(BLAZEJ/EDELIN)

ACTION 6.

FY 93-94 BUDGET & WORK PROGRAM AND ADJUSTMENTS

* DIRECTOR'S UNSCHEDULED MATTERS (BLAZEJ)(PASSMORE)

3:30 P.M.

F. REGULAR CALENDAR

7.

91.159E

(MALTZER)

WITHOUT HEARING,
CONTINUED
TO
5-5-93
(6-0)
SENT: LEVINE

PACIFIC CENTER RETAIL/OFFICE COMPLEX. 801 MARKET STREET; Assessor's Block 3705, Lots 1, 46 & 47. Certification of Final EIR. Proposed renovation of existing Pacific Building, at southwest corner of Market and Fourth Streets, and Pacific II Building at 22 Fourth Street, plus new construction of 10-story building on Jessie Street, near Fourth Street. Project would integrate all three structures into a single retail/office complex containing about 477,000 gsf retail, 108,000 gsf office, 64,000 gsf parking and loading, and 19,000 gsf of open space.

8.

91.159EXH

(MARSH/BADINER)

WITHOUT HEARING,
CONTINUED
TO
5-5-93
(6-0)
SENT: LEVINE

801 MARKET STREET, southwest corner of Fourth Street, Lots 1, 46 and 47 in Assessor's Block 3705: Request for Determinations of Compliance and Exceptions under Section 309 (Permit Review in C-3 (Downtown) Districts) and Request for a Permit to Alter a Category 1 Building pursuant to Section 1111 which allows alterations to the Pacific 1 Building. The proposed project would consist of the adaptive reuse of the historic Pacific Building (Pacific 1), the renovation of an adjacent 16-story office building (Pacific II), and the construction of a ten-story building on the Pacific III site. The interiors of Pacific 1 and Pacific II would be reconstructed and the floor plates aligned. The project would integrate these three buildings into a single structure that would be a vertical retail and office complex organized around a seven-story atrium. All office space in existing structures would be converted to retail use with the exception of the top six stories of Pacific II.

Item 91.159EXH continued

The proposed project would contain a total of approximately 477,000 sq. ft. of retail space (including department stores, retail stores and restaurants), approximately 108,000 sq. ft. of office space, approximately 19,000 sq. ft. of public open space, up to 98,000 sq. ft. of parking, loading and mechanical space, for a total of approximately 702,000 sq. ft.

APPROVED 9.
w/ CONDITIONS
(6-0)
ABSENT: LEVINE
MOTION #:
13543

93.186C (NIXON)
1625 VAN NESS AVENUE, west side between Sacramento and California Streets; Lot 3 in Assessor's Block 642: Request for Conditional Use Authorization to convert second floor office space to retail space, resulting in two floors of retail (ground and second story), pursuant to Planning Code Section 178(c). The property is located within an RC-4 (Residential-Commercial, Combined, High Density) District and within the Van Ness Avenue Special Use District within an 80-D Height and Bulk District.
(Proposed for Continuance to July 8, 1993)

APPROVED 10a.
w/ CONDITIONS
(6-0)
ABSENT: LEVINE
MOTION #:
13544

93.324C (GREEN)
111 PAGE STREET, south side between Gough and Octavia Streets; Lot 19 in Assessor's Block 853 Conditional Use Authorization -- Request to reduce residential off-street parking requirements for eleven dwelling units proposed for property within an NC-3 (Moderate Scale) Neighborhood Commercial District.

The proposal is to convert an existing tourist motel into eleven units of transitional housing for homeless families with provision of only four off-street parking spaces. The Planning Code requires a total of eleven off-street parking spaces.

10b.
THE ZONING
ADMINISTRATOR
CLOSED THE
PUBLIC HEARING
& HAS TAKEN
THIS MATTER
UNDER
ADVISEMENT

93.324V: (GREEN)
111 PAGE STREET, south side between Gough and Octavia Streets; Lot 19 in Assessor's Block 853, REAR YARD, USABLE OPEN SPACE AND DWELLING UNIT EXPOSURE VARIANCES SOUGHT: The proposal is to convert an existing three story tourist motel into eleven units of transitional housing for homeless families. The Planning Code requires an open and unobstructed rear yard equal to 25 percent of the lot depth at grade and above or an open area between two or more buildings equal to 25 percent of the lot area. The project does not provide an open area anywhere on the site equal to 25 percent of the lot depth or area.

Because the project now includes 11 dwelling units, the Planning Code requires a total of 1,170 square feet of usable open space. A total of 621 square feet of usable open space is provided within the project in a central courtyard.

Finally, the Planning Code requires that each dwelling unit shall face directly on an open area no less than 25 feet in every horizontal dimension. Two units of the proposed project do not comply with this provision.

RECESS FROM
5:45 TO 6:00p.m.

JULY 8, 1993

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE

AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

11. 93.306D (BERKOWITZ)
 31 PARKER AVENUE, west side between California Street and Euclid Avenue, Lot 5 in Assessor's Block 1037 - Request for Discretionary Review of Building Permit Application No. 9304782 for the construction of a rear yard extension to a single family house in an RH-1 (D) (House, One-Family, Detached Dwellings) district.

12. 93.325D (BERKOWITZ)
 2845 LAWTON STREET, southeast corner at 35th Avenue, Lot 36 in Assessor's Block 1909 - Request for discretionary Review of Building Permit Application No. 9210072 for the construction of a vertical addition (an additional story of occupancy) for a two-story, single family house in on RH-1 (House, One-Family) district.

Adjournment - 6:55 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: Materials related to the Residential Conservation Controls (RCC)

The Westwood Park residential Design Guidelines were adopted as a supplement to the citywide Residential Design Guidelines and are available for review at the Zoning Information Counter.

The following documents on the RCC are available at the 6th floor reception desk of the Department of City Planning. The next hearing on adoption of the proposed Residential Conservation Controls is set for June 24, 1993.

1a. Residential Conservation Controls, Proposal for Adoption, April 1993

Part 1: Article 4 (in double-spaced ordinance form) \$6

- 1b. Replacement pages for Part 1: Article 4 Free
2. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 2: Amendments to Other Sections of the Code (in double-spaced ordinance form) \$6
3. Residential Conservation Controls, Proposal for Adoption, April 1993
(in single-spaced version showing revisions to the January 1993 version) \$5
4. Executive Summary of the Residential Conservation Controls, May 7, 1993 free
5. Comparison Table of Residential Zoning Controls as initiated on April 15, 1993
(table is giving a summary of major rules in the 1978 Code and the proposed RCC) free
6. Reference Table showing RCC Section Numbers and comparable Section numbers in the
Planning Code Free
7. Draft Motion for Adoption of Modifications to the Residential Design Guidelines, and draft
of the proposed modifications.
(Modifications are deletions of references to the Neighborhood Conservation Interim
Controls and replacement references to the Residential Conservation Controls.)

Documents listed under 1, 2 and 3 are also available for review at the San Francisco Public Library and Branch Libraries.

CPC:070893

SAN FRANCISCO CITY PLANNING COMMISSION ACCESSIBLE MEETING POLICY

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noe. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



JUL 19 1993

SAN FRANCISCO
PUBLIC LIBRARY

DRAFT SUMMARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
JULY 15, 1993
ROOM 282, CITY HALL
1:30 P.M.

1:30 P.M.

ROLL CALL: Commissioners Fung, ~~Moran~~/Boldridge, ~~Levine~~, Lowenberg, Martin, ~~Nothenberg~~/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 93.155E (GITELMAN)
DE HARO/RHODE ISLAND LIVE/WORK. APPEAL OF PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct up to 14 live/work units in four buildings on a segment of a former railroad right of way (Assessor's Block 3956, Lot 7) in the Northern Potrero Hill Neighborhood. The project would also subdivide the site into three lots.
(Proposed for Continuance to August 5, 1993)

2. 93.149D (BERKOWITZ)
434 - 36th AVENUE, east side between Clement Street and Geary Boulevard, Lot 41 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9301101 for the construction of a three story rear yard addition to a single family house in an RH-1 (House, One-Family) district
NOTE: ON MAY 20, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER TO JUNE 10, 1993 BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, FUNG, AND PROWLER WERE ABSENT.
(Continued from Regular Meeting June 10, 1993)
(Proposed for Continuance to August 12, 1993)

ITEMS
1 & 2
CONTINUED
AS
SHOWN
(6-D)
SENT: LEVINE

B. PUBLIC COMMENT

VARIOUS SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

FUNG / MARTIN: CANCEL HEARING & CONTINUE ITEMS ON THE 7-22-93 CALENDAR
VOTE: 6-0; ABSENT: LEVINE
PROWLER: - START CPC HEARINGS ON TIME

D. DIRECTOR'S REPORT

** DIRECTOR'S UNSCHEDULED MATTERS: MEMORIAL SERVICES FOR RAI OKAMOTO, 7/24/93, 5 P.M. WARREN GREEN*

NO ACTION

3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

COMMISSION REQUESTED THAT PLANTERS BE ELIMINATED FROM THE DESIGN - 4
REQUESTED THAT STAFF BRING BACK FINAL PLANS.

Informational presentation on Redesign of the Cable Car Turnaround at Powell & Market. (ROSE)

E. REGULAR CALENDAR

WITHOUT HEARING, CONTINUED TO 8-5-93 (6-0) ABSENT: LEVINE

5. 93.361C (SCOTT)
220-240 HARRISON STREET, southwest corner of Main Street, Assessor's Block 3767, Lots 14, 15, 16 - Amendment of prior conditions of approval relating to the requirement of 35 units of affordable housing to allow first time ownership rather than rental occupancy for these 35 units in a previously authorized 288 unit condominium project.

APPROVED PROPOSED HEIGHTS (6-0) ABSENT: LEVINE

6. 93.304D (NIXON)
252 STOCKTON STREET, west side between Post and Geary Streets Lot 1 in Assessor's Block 308 - City Planning Commission review of Sign Permit applications No.'s: 9307158 and 9307159 for two new business signs on the existing ticket booth located within Union Square Park. Planning Code Section 605 requires Commission approval or disapproval of all signs for uses in P (Public Use) Districts.

ING HEAR⁷.
IC HEARING
ED.
TNUED TO
-29-93
(6-0)
ENT: LEVINE

92.622E

(GLASNER)

895 EGBERT AVENUE, Assessor's Block 4918, lot 25, Waste Resources Technologies. Appeal of Negative Declaration. Proposal is the construction of an approximately 30,000 square foot building to enclose an existing solid waste transfer facility, for compliance with the City Planning Code. The proposal includes issuing of a Solid Waste Facility Permit by the San Francisco Bureau of Environmental Health Services. The project would require a Variance for fewer parking spaces than required under the City Planning Code.

4:00 P.M.

APPROVED
NDING OF
DEC.
(6-0)
ENT: LEVINE
EN # 13545

8.

93.054E

(BILLOVITS)

MCDONALD'S DRIVE THROUGH, Appeal of Negative Declaration. Board of Supervisors-initiated amendment to Section 719.25 of the City Planning Code to allow the McDonald's at the corner of Haight and Stanyan Streets in the Haight Street NCD to add a drive-up window upon approval by the Planning Commission of a conditional use application.

ENT TO
REVE (5-1)
UNDSKEY
IT: LEVINE
HEARING CLOSED
LANGUAGE: 8-5-93

9.

93.054T

(GREEN)

MCDONALD'S DRIVE THROUGH, Consideration of an amendment to Section 719.25 of the City Planning Code to amend the Haight Street Neighborhood District Zoning Controls to allow Drive-Up Facilities as a Conditional Use.

6:00 P.M.

10.

90.657E

(ROOS)

MARKET HEIGHTS, PUTNAM STREET AND TOMPKINS AVENUE: Assessor's Block(s) and Lot(s): 5731/1, 5732/1, 5733/1 and 5734/1 and 2. Appeal of Negative Declaration. Proposal for construction of 46 dwelling units of low-income rental housing, on the vacant hillsides behind the Farmers Market, as follows: about 6, 1-bedroom units; 15, 2-bedroom units; 22, 3-bedroom units; and 2, 4-bedroom units; about 6,120 sq. ft. of common open space including a tot lot, community garden and barbecue area; and 46 parking spaces. There would be about 32 units on Putnam Streets, and 14 units along Tompkins Avenue. The developer would improve those two streets along the project frontage. The project would be generally two stories along Putnam Street and Tompkins Avenue and about five stories descending the hill toward Farmers Market. The project sponsor proposes to lease the property from the City and County of San Francisco.

APPROVED
DEC. UPHOLD
(6-0)
ENT: LEVINE
TION # 13546
13547

11.

90.657R

(McDONALD)

100 ALEMANY BOULEVARD, FARMERS' MARKET, 201-399 blocks of Putnam Street, east side between Crescent and Tompkins Avenues and 900-1100 blocks of Tompkins Avenue, southside between Putnam Street and Peralta Avenue; Assessor's Blocks and Lots: 5731/1, 5732/1, 5733/1 and 5734/1 and portions of the undeveloped right-of-ways of Ogden Avenue, Bronte Street and Bradford Street.

A request for master plan referrals to allow the vacation of certain public right-of-ways as follows: A portion of Ogden Avenue between Putnam and Bradford

Item 90.657R continued

Streets, all of Bronte Street Between Tompkins and Ogden Avenues and all of Bradford Street between Tompkins and Crescent Avenues.

A request for a master plan referral to allow a lot line adjustment to merge the right-of-ways proposed to be vacated above with assessor's blocks and lots 5731/1, 5732/1, 5733/1 and 5734/1 and to create three new lots therefrom.

A request for a master plan referral to allow the San Francisco Agricultural Department to lease one of the lots created above, having 38,455 square feet of area, to a not-for-profit organization to allow the construction of as many as 46 affordable, rental dwelling units in an NC-S (Neighborhood Commercial Shopping Center) District with a 40-X height and bulk designation.
(Continued from Regular Meeting of June 17, 1993)

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE AT APPROXIMATELY ^{8:25}~~8:00~~ P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 8:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 8:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

- WITHOUT HEARING, ITEMS 12 & 13 WERE CONTINUED TO 8/12/93
- (6-0)
- ABSENT: LEVINE
12. 93.227D (COLEMAN)
1331 - 47TH AVENUE, west side between Irving and Judah Streets, lot 4 in Assessor's Block 1802 - Request for Discretionary Review of Building Permit Application No. 9303392 for construction of a three story horizontal addition to the rear of a single family house in an RH-2 (House, Two-Family) district.
 13. 93.318D (COLEMAN)
472 DELLBROOK AVENUE, westside between Panorama Drive and Clarendon Avenue, lot 20 in Assessor's Block 2780. Request for Discretionary Review of Building Permit Application No. 9304124 for the construction of a vertical addition that adds a story to an existing one over garage single-family dwelling in an RH-1 (House, One-Family) District.

Adjournment 10:20p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for

information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: Materials related to the Residential Conservation Controls (RCC)

Westwood Park residential Design Guidelines were adopted as a supplement to the citywide Residential Design Guidelines and are available for review at the Zoning Information Center.

The following documents on the RCC are available at the 6th floor reception desk of the Department of City Planning. The next hearing on adoption of the proposed Residential Conservation Controls is set for ~~June 24, 1993~~.

JULY 29, 1993.

1. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 1: Article 4 (in double-spaced ordinance form, with replacement pages inserted) \$6
2. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 2: Amendments to Other Sections of the Code (in double-spaced ordinance form, with replacement pages inserted) \$6
3. Replacement Pages for Part 1 and 2 free
4. Executive Summary of the Residential Conservation Controls, July 2, 1993 free
5. Comparison Table of Residential Zoning Controls as initiated on April 15, 1993
(table is giving a summary of major rules in the 1978 Code and the proposed RCC) free
6. Reference Table showing RCC section numbers and comparable section numbers in the Planning Code free
7. Reference Table showing numbers of Code sections applicable to R districts and comparable sections in the RCC free
8. Draft Motion for Adoption of Modifications to the Residential Design Guidelines, and draft of the proposed modifications.
(Modifications are deletions of references to the Neighborhood Conservation Interim Controls, replacement references to the Residential Conservation Controls, and inclusion of the updated guidelines for historic buildings.) free

Documents listed under 1,2 and 3 are also available for review at the San Francisco Public Library and Branch Libraries.

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



AUG 10 1993

SAN FRANCISCO
PUBLIC LIBRARY

DRAFT SUMMARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY
JULY 29, 1993
ROOM 282, CITY HALL
1:30 P.M.

1:40
4:00 P.M.

ROLL CALL: Commissioners Fung, ~~Moran~~/Boldridge, Levine, Lowenberg, Martin,
~~Notenberg~~/Prowler, Unobskey.

GERALD GREEN: ACTING COMMISSION SECRETARY

A. ITEMS TO BE CONTINUED

NOTE: ITEMS 17, 18 AND 19 ON THE REGULAR CALENDAR REGARDING RESIDENTIAL CONSERVATION CONTROLS ARE PROPOSED FOR CONTINUATION TO AUGUST 29, 1993.

1. 93.260C (NIXON)
527 VALENCIA STREET, east side between 16th and 17th Streets; Lot 46 in Assessor's Block 3567 - Request for Conditional Use Authorization to add Other Entertainment as defined by Section 790.30 of the Planning Code (consisting of live entertainment, dance floor and billiard table) within an existing bar in the Valencia Neighborhood Commercial District.
(Proposed for Continuance to August 12, 1993)

2. 92.622E (GLASNER)
895 EGBERT AVENUE, Assessor's Block 4918, lot 25, Waste Resources Technologies. Appeal of Negative Declaration. Proposal is the construction of an approximately 30,000 square foot building to enclose an existing solid waste transfer facility, for compliance with the City Planning Code. The proposal includes issuing of a Solid Waste Facility Permit by the San Francisco Bureau of Environmental Health Services. The project would require a Variance for fewer parking spaces than required under the City Planning Code.
(Proposed for Continuance to August 12, 1993)

ITEMS
1-3
CONTINUED
AS
DOWN
(6-0)
SENT:
BOLDRIDGE

3. 89.626E (McCORMICK)
18th Avenue at the Presidio, Lots 22, 23 and 24 in Assessor's Block 1341; construct three single-family houses on three undeveloped parcels adjacent to the Presidio between 17th and 18th Avenues north of Lake Street accessed via a private, pier supported driveway from 18th Avenue. The houses would be three story structures with up to 4,000 square feet of living space and parking for two automobiles. (Proposed for Continuance to August 12, 1993)

B. PUBLIC COMMENT

*VARIOUS
SPEAKERS*

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

- MEETING
HELD. NO
ACTION TAKEN*
4. TERMINAL SEPARATOR STRUCTURE/TRANSBAY TERMINAL (KOHLESTRAND)
Presentation of staff findings on alternatives for the Terminal Separator Structure and Transbay Terminal and land use options for potential vacated properties.
(Continued to from Regular Meeting of July 22, 1993)

E. TIER III CASES

*RECESS
5-5:20p.m.*

- ITEMS
5-10,
NO OPPOSITION,
NO D.R.*
5. TIER III (COLEMAN)
642 - 28TH STREET, south side between Douglas and Diamond Streets; Lot 6 in Assessor's Block 6605 - Informational presentation of Building Permit Application #9306545 to raise the structure 5' and remodel the interior of dwelling. This project is being brought to the Commission's attention pursuant to Resolution No. 12044.
(Continued to from Regular Meeting of July 22, 1993)
- (7-0)* 6. TIER III (COLEMAN)
279-18TH STREET, west side between Clement and California Streets; Lot 8 in Assessor's Block 1415 - Informational presentation of Building Permit Application #9305560 to add a third story and an extension to the rear creating a second unit. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
(Continued to from Regular Meeting of July 22, 1993)

7. TIER III (COLEMAN)
36 HARTFORD, west side between 17th and 18th Streets; lot 42 in Assessor's Block 3582 - Informational presentation of Building Permit Application #9302457, to construct an extension to the rear. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044. (Continued to from Regular Meeting of July 22, 1993)
8. TIER III (COLEMAN)
470 HAMILTON, west side between Bowdoin and Holyoke Streets; Lot 48 in Assessor's Block 6042 - Informational presentation of Building Permit Application #9222162, after demolition to construct a two story, two unit structure. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044. (Continued to from Regular Meeting of July 22, 1993)
9. TIER III (COLEMAN)
135 - 3RD AVENUE, west side between Lake and California Streets; Lot 9 in Assessor's Block 1363 - Informational presentation of Building Permit Application #9304702, to construct a two story addition to the rear of an existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044. (Continued to from Regular Meeting of July 22, 1993)
10. TIER III (COLEMAN)
2011 SAN JOSE AVENUE, southeast side bounded by Ocean Avenue and San Ynez Avenue; Lot 12 in Assessor's Block 3212 - Informational presentation of Building Permit Application #9217402, to construct an addition to the rear consisting of a deck and stairs. This project is being brought to the Commission's attention pursuant to Resolution NO. 12044. (Continued to from Regular Meeting of July 22, 1993)
11. 92.547C (WONG)
1222-24 9TH AVENUE, east side between Lincoln Way and Irving Street, Lot 33 in Assessor's Block 1742 - This project is being brought to the Commission's attention pursuant to Planning Commission Motion No. 13450. Conditional Use Application No. 92.547C was approved per Motion No.13450 on January 14, 1993. The subject property had been under abatement proceedings since 1986. In order to encourage the property owner to complete work in a timely manner, the Commission adopted a Condition of Approval stipulating that the authorization be reviewed within 3 months if Building Permit Application No. 8608760 had not been issued within that time, or in any event within 6 months. Building Permit Application No. 8608760 was issued on July 6, 1993.
12. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

0 ACTION
TAKEN

ACTION
TAKEN

F. REGULAR CALENDAR

13. 93.287L

(MARSH)

APPROVED (7-0)
MOTION # 135-48

KNIGHTS AND DAUGHTERS OF PYTHIAS ASSOCIATION BUILDING (SALVATION ARMY DIVISION HEADQUARTERS FOR NORTHERN CALIFORNIA AND NEVADA), 101 VALENCIA STREET, east side between McCoppin and Duboce Streets; Lot 79 within Assessor's Block 3517. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider the designation of the Knights and Daughters of Pythias Building (Salvation Army Division Headquarters for Northern California and Nevada) as Structure of Merit No. 9 pursuant to Article 10 of the City Planning Code. Lot 79 within Assessor's Block 3517 is zoned RM-1 (Residential, Mixed-Low Density) District and is located within a 105-E Height and Bulk District.

14. 93.442T

(WONG)

APPROVED (7-0)
RESOLUTION # 135-49

VARIANCES (SECTION 305), CITYWIDE, Public hearing to consider initiation of an amendment of the City Planning Code amending Section 305(a) to prohibit the Zoning Administrator from granting variances which would permit any size or height of sign not expressly permitted by the provisions of the Planning Code.

SPECIAL DISCRETIONARY REVIEW HEARINGNOTICE

AT APPROXIMATELY 4:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

15. 92.481D

(BERKOWITZ)

COMMISSIONER 15. MARTIN EXCUSED (5-0); ABSENT: PROWLER
APPROVED AS AIR MODIFIED: 4.5-5 FT REDUCTION TO REAR UPPER FLOOR. IF PLANS NOT MODIFIED TO REFLECT THIS IN 30 DAYS, DEPT. TO DENY PERMIT. (5-0)

3644-22ND STREET, north side between Church and Sanchez Streets, Lot 13 in Assessor's Block 3620 - Request for Discretionary Review of Building Permit Application No. 9208886 for the construction of a rear yard addition for a one-family house in an Rh-1 (House, One-Family) district.

(Continued from Regular Meeting of June 24, 1993)

NOTE: ON MAY 6 1993, AFTER RECEIVING TESTIMONY THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS ITEM BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE AND PROWLER WERE ABSENT. (COMMISSIONER MARTIN HAD NOT YET BEEN APPOINTED.)

16. 93.449D

(COLEMAN)

APPROVED PROJECT AS PROPOSED (5-0)
ABSENT: MARTIN PROWLER

195 BONVIEW STREET, eastside between Eugenia Avenue and Bernal Heights Boulevard, Lot 27 in Assessor's Block 5620 - Request for determination of compatibility of Building Permit Application No. 9308038 to construct an additional story and remodel the facade. This project is being brought to the Commission's attention pursuant to Section 242(e), (6), (B) of the City Planning Code.

NOTE: ITEMS 17, 18 AND 19 ON THE REGULAR CALENDAR REGARDING RESIDENTIAL CONSERVATION CONTROLS ARE PROPOSED FOR CONTINUATION TO AUGUST 28, 1993.

- ITEMS 17, 18 & 19 CONTINUED WITHOUT HEARING TO 8-19-93 (7-0)*
17. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, Public Hearing on and consideration of a resolution adopting Residential Conservation Controls as permanent controls and deleting the after the effective date of said permit controls. Review Policy adopted by City Planning Commission Resolution No. 12044. The proposed ordinance contains provisions for rear yard, height and building design to define the potential building form and appearance of new construction and alteration of buildings in R districts and requires compliance with the Residential Design Guidelines. The proposal also contains a two level permit review procedure and notification requirement to neighbors and neighborhood groups. Demolition and extensive alteration would require Level 2 review including compliance with certain criteria and approval of the replacement structure prior to issuing a demolition permit. The ordinance proposes to reduce the size of off-street parking spaces citywide, to revise the definition of family and the regulations for non-complying structures to permit rehabilitation, and to amend or delete other sections of the Code to clarify their applicability to R districts. The proposed ordinance would be applicable to all RH and RM districts including the Nob Hill, Northern Waterfront #2, Dolores Heights, and Bernal Heights Special Use Districts.
 Continued from Regular meeting on April 15, 1993 to October 28, 1993 but subsequently officially re-advertised for a hearing on July 29, 1993 in the San Francisco Independent on July 2, 1993.
18. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, Public Hearing on and consideration of a resolution adopting Residential Conservation Controls for an interim period not to exceed 18 months or until the adoption of permanent controls and deleting the Permit Review Policy adopted by City Planning Commission Resolution No. 12044. For description of project please refer to item above.
 (Continued from Regular Meeting of June 24, 1993)
(PUBLIC HEARING CLOSED 6-29-93)
19. (HORTON)
RESIDENTIAL DESIGN GUIDELINES, REVISIONS, Public hearing on and consideration of a motion revising the Residential Design Guidelines to make them applicable to the proposed Residential Conservation Controls.
 (Continued from Regular Meeting of June 24, 1993)

Adjournment — 7:10 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for

information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: Materials related to the Residential Conservation Controls (RCC)

The Westwood Park residential Design Guidelines were adopted as a supplement to the citywide Residential Design Guidelines and are available for review at the Zoning Information Counter.

The following documents on the RCC are available at the 6th floor reception desk of the Department of City Planning. The next hearing on adoption of the proposed Residential Conservation Controls is set for June 24, 1993.

1. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 1: Article 4 (in double-spaced ordinance form, with replacement pages inserted)\$6
2. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 2: Amendments to Other Sections of the Code (in double-spaced ordinance form, with replacement pages inserted) \$6
3. Replacement Pages for Part 1 and 2 free
4. Executive Summary of the Residential Conservation Controls, July 2, 1993 free
5. Comparison Table of Residential Zoning Controls as initiated on April 15, 1993
(table is giving a summary of major rules in the 1978 Code and the proposed RCC) free
6. Reference Table showing RCC section numbers and comparable section numbers in the Planning Code free
7. Reference Table showing numbers of Code sections applicable to R districts and comparable sections in the RCC free
8. Draft Motion for Adoption of Modifications to the Residential Design Guidelines, and draft of the proposed modifications.
(Modifications are deletions of references to the Neighborhood Conservation Interim Controls, replacement references to the Residential Conservation Controls, and inclusion of the updated guidelines for historic buildings.) free

Documents listed under 1,2 and 3 are also available for review at the San Francisco Public Library and Branch Libraries.

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



CSS
121
8/12/93

DRAFT SUMMARY

DOCUMENTS DEPT.
AUG 17 1993
SAN FRANCISCO
PUBLIC LIBRARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
AUGUST 12, 1993
ROOM 282, CITY HALL
1:30 P.M.

1:40
1:30 P.M.

ROLL CALL: Commissioners ~~Fung, Moran~~/Boldridge, Levine, Lowenberg, Martin, ~~Nothenberg~~/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

ITEMS
- 7
CONTINUED
SHOWN
(S-O)
VT.
FUNG
BOLDRIDGE

1. 89.626E (McCORMICK)
18TH AVENUE AND PRESIDIO, Lots 22, 23 and 24 in Assessor's Block 1341; construct three single-family houses on three undeveloped parcels adjacent to the Presidio between 17th and 18th Avenues north of Lake Street accessed via a private, pier supported driveway from 18th Avenue. The houses would be three story structures with up to 4,000 square feet of living space and parking for two automobiles.
(Proposed for continuance to August 26, 1993)
2. 93.260C (NIXON)
527 VALENCIA, east side between 16th and 17th Streets; Lot 46 in Assessor's Block 3567 - Request for Conditional Use Authorization to add Other Entertainment as defined by Section 790.30 of the Planning Code (consisting of live entertainment, dance floor and billiard table) within an existing bar in the Valencia Neighborhood Commercial District.
(Proposed for continuance to August 26, 1993)
3. 93.258C (NIXON)
432-438 NATOMA STREET, northeast corner of Mary Street, Lots 45, 46 and 47 in Assessor's Block 3725: Request for Conditional Use Authorization to establish a 24 space parking lot pursuant to Planning Code Section 223(L). The property is

Item 93.258C continued

located within a C-3-S (Downtown Commercial Support) District and a 160-F Height and Bulk District.

(Proposed for continuance to September 2, 1993)

4. 92.684L (MARSH)
Howard/26th Street Cottages, 3274-3294 26th Street, 84-96 Virgil Street and 1487-1499 South Van Ness Avenue, north side of 26th Street between South Van Ness Avenue and Virgil Street, Lots 13 and 14 within Assessor's Block 6526. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Howard/26th Street Cottages as Landmark No. 206 pursuant to Article 10 of the City Planning Code. Lots 13 and 14 within Assessor's Block 6526 are zoned RM-1 (Residential, Mixed District, Low Density) District and are located within 50-X Height and Bulk District.
(Proposed from Continuance to August 19, 1993)
5. 93.353C (PEARL)
2331 CHESTNUT STREET, south side between Scott and Divisadero Streets; Lot 18K in Assessor's Block 936: -- Request for authorization of Conditional Use under Section 711.43 of the Planning Code to establish a Large Fast Food Restaurant of approximately 2,037 gross square feet in an NC-2 (Small-Scale Neighborhood Commercial District) in a 40-X Height and Bulk District.
(Proposed for continuance to August 19, 1993)
- 6a. 93.101ECV (PEARL)
88-90 TWENTY-NINTH STREET AND 695 SAN JOSE AVENUE, northeast corner; Lots 19, 20 and 21 in Assessor's Block 6597: Request for authorization of Conditional Use for reduction of the off-street parking requirement to construct three, three-story mixed use buildings (ground story retail and residential use on the second and third stories) containing a total of 10 dwelling units while providing only five standard-size, independently-accessible off-street parking spaces when a total of 10 spaces would be required, in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
The project also includes a request for Variance for Determination for Gasoline Service Station Conversion to demolish an existing automobile repair shop (former gasoline station).
(Proposed for Continuance to August 19, 1993.)
- 6b. 93.101ECV (PEARL)
88-90 TWENTY-NINTH STREET AND 695 SAN JOSE AVENUE, northeast corner; Lots 19, 20 and 21 in Assessor's Block 6597 in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
ZONING ADMINISTRATOR CONVERSION DETERMINATION FOR GASOLINE SERVICE STATION: The proposal is to allow the conversion of the property containing a former gasoline service station to other uses.
Section 228.4 of the Planning Code establishes criteria for the Zoning Administrator Conversion Determination. The Zoning Administrator shall approve the application and authorize the gasoline service station conversion if the Zoning Administrator

Item 93.101ECV continued

determines from the facts presented that the owner of the subject property is not earning a fair return on investment. There shall be a rebuttable presumption that the property owner is earning a fair return on investment if the property owner has earned at least a nine percent return on the property owner's total investment in the property for the last 24 month period immediately preceding the filing of the application.

(Proposed for Continuance to August 19, 1993.)

7. 93.244C **UNCONTESTED CASE** (PEARL)

3030 GEARY BOULEVARD, north side between Blake and Cook Streets, Lot 52 in Assessor's Block 1067: - Request for Authorization of Conditional Use under Section 712.39 of the Planning Code to demolish an existing two story mixed use building containing one second story dwelling unit and construct a new three story mixed use building containing ground story dental offices and three dwelling units on the second and third stories in an NC-3 (Moderate-Scale Neighborhood Commercial District) and a 40-X Height and Bulk District.

(Proposed for Continuance to August 26, 1993)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

LEVINE: - APA INFO NEXT APRIL
- CPC HOSTED RECEPTION
- WORKSHOP ON COMMUNITY PARTICIPATION IN PLANNING PROCESS
PROWLER: LOMBARD PLAZA
LEVINE: RCC SCHEDULE

D. TIER 3 CASES

8. 3025 - 24th AVENUE, west side between Ocean Avenue and Eucalyptus Drive, Lot 2 in Assessor's Block 7213 -- Informational presentation of Building Permit Application No. 9307511 to construct an addition to the second story to an existing two story structure. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(COLEMAN)

* PROWLER RAISED CONCERN REGARDING THE NEED TO BRING TIER 3'S BEFORE THE COMMISSION

SPEAKERS: EVELYN WILSON
MARGARET SIGEL

INIA
CONWAY
LAMP POST
ON POST ST.
ITEMS
5-11,
OPPOSITION.
D.R.
(6-0)
PRESENT: FUNG

9. (COLEMAN)
236-242 HALE STREET, southside between Merrill and Boylston Streets, Lots 8 and 9 in Assessor's Block 5878 -- Informational presentation of Building Permit Application No. 9221863 to construct a two story single-family dwelling on each lot. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

10. (COLEMAN)
720 CAYUGA STREET, between San Juan and Santa Rosa Avenues, Lot 34Q in Assessor's Block 3146 -- Informational presentation of Building Permit Application No. 9303313 to construct a one story addition to the rear of the building. This project is being brought to the Commission's attention pursuant to Planning Commission No. 12044.

11. (COLEMAN)
1943 FUNSTON AVENUE, westside between Aerial-Way and Rockridge Drive, Lot 8 in Assessor's Block 212-A -- Informational presentation of Building Permit Application No. 9307984 to construct a deck at the rear extending 17'-6" from the rear building wall. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

E. DIRECTOR'S REPORT

12. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

13. (EDELIN)
2675 - 25TH AVENUE, west side between Vicente and Wawona Streets. Building Permit application No. 9109308S. Informational presentation on revised proposal to construct a new three story, over partial basement, ~~second~~ family dwelling in an RH-1 (House, One-family) district.
 SINGLE

2:30 P.M.

G. REGULAR CALENDAR

14. (KOHLESTRAND)
TERMINAL SEPARATOR STRUCTURE/TRANSBAY TERMINAL, consideration of a resolution endorsing formal evaluation of alternatives to the reconstruction of the Terminal Separator Structure and encouraging funding through Federal Emergency Relief Funds to accomplish necessary studies; encouraging the Department to continue to work with Caltrans and the Metropolitan Transportation Commission on alternatives to the rehabilitation of the Transbay Terminal; and encouraging the implementation of interim traffic improvements to facilitate transit and vehicular movement.

(Continued from Regular Meeting of July 29, 1993)

NO ACTION
REQUIRED.

MEETING HELD.

NO ACTION
REQUIRED.

APPROVED
(6-0)
ABSENT: FUNG

RESOLUTION

13555

15. 92.622E

(GLASNER)

APPROVED
 IF RECOMMENDED
 ON TO UPHOLD
 REG. DEC.
 (6-0)
 PRESENT: FUNG
 MOTION #
 13536

895 EGBERT AVENUE, Assessor's Block 4918, lot 25, Waste Resources Technologies. Appeal of Negative Declaration. Proposal is the construction of an approximately 30,000 square foot building to enclose an existing solid waste transfer facility, for compliance with the City Planning Code. The proposal includes issuing of a Solid Waste Facility Permit by the San Francisco Bureau of Environmental Health Services. The project would require a Variance for fewer parking spaces than required under the City Planning Code.

(Continued from Regular Meeting of July 29, 1993)

NOTE: On July 15, 1993, after receiving public testimony, the Commission closed the public hearing and continued this matter to July 29, 1993 by a vote of 6-0. Commissioner Levine was absent.

16. 93.331R

(BADINER)

APPROVED
 HEARING,
 CONTINUED TO
 8-26-93
 (6-0)
 PRESENT: FUNG

Tenth and Market Redevelopment Plan Area - West side of Tenth Street from Market to Mission Streets, Lots 3, 4, 5, 6, 9, 30, 34 and 37 in Assessor's Block 3507 - Request by the Redevelopment Agency for Approval of a Preliminary Plan for a proposed Redevelopment Area pursuant to California Community Redevelopment Law Sections 33322 - 33324 and the vacation of a portion of Jessie Street. The Project involves the designation of a Redevelopment Plan Area, acquisition of property by the City of San Francisco, and the transfer of the land to the Federal Government for the construction of a Federal Office Building. Approval of the Preliminary Plan would allow the Redevelopment Agency to proceed with preparation of a Redevelopment Plan for the area. The Preliminary Plan also involves the vacation of a 115 foot stub end of Jessie Street.

17a. 93.214CV

(NIXON)

APPROVED
 CONDITIONS
 (6-0)
 PRESENT: FUNG

1301 VAN NESS AVENUE, northwest corner of Sutter Street; Lot 2 in Assessor's Block 671: Request for Conditional Use Authorization to allow expansion of an existing commercial use on the second story of a two-story building within an RC-4 (Residential-Commercial, Combined, High Density) District within the Van Ness Avenue Special Use district.

MOTION #:
 13557

The proposal is to consolidate two exercise facilities (24 Hour Nautilus), one on the north and one on the south side of Sutter Street, into one location. One facility currently occupies approximately 11,800 square feet on the second floor of the building at 1301 Van Ness Avenue. The facility at 1335 Sutter Street occupies approximately 7,500 square feet area. The proposal calls for expansion into vacant second floor space, last used for rental car storage, resulting in an approximately 18,800 square foot facility.

17b. 93.214CV

(NIXON)

ADMINISTRATOR
 HAD PUBLIC
 HEARING &
 STATED HE WOULD
 MAKE THE
 MATTER UNDER
 ADVISEMENT.

1301 VAN NESS AVENUE, northwest corner of Sutter Street; Lot 2 in Assessor's Block 671: Parking Variance Sought: The proposal is expand the existing 11,800 square foot exercise facility into 7,000 square feet of adjacent vacant area. The Planning Code requires that parking be required for expansion of the exercise facility. The site currently has a legal deficit of 112 spaces. The change of use requires the provision of 30 off-street parking spaces. The project does not provide any off-street parking.

- WITHOUT HEARING, CONTINUED TO 8-19-93 (6-0) ABSENT: FUNG
18. 92.263C (PEARL)
3286 - 22ND STREET, northeast corner of Valencia Street; Lot 13 in Assessor's Block 3616 - Request for authorization of Conditional Use to add OTHER ENTERTAINMENT (dance hall keeper and place of entertainment permits) under Section 726.48 of the Planning Code to an existing bar in the Valencia Street Neighborhood Commercial District and 50-X Height and Bulk District.
 (Continued from Regular Meeting of August 5, 1993.)

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE AT APPROXIMATELY 5:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

- UNDSKEY & MARTIN EXCLUDED (4-0) LEVINE STATED SHE HAS RECEIVED & REVIEWED TAPES & MATERIAL & IS PREPARED TO VOTE. LBWENBERG VOTED CHAIR (4-0) UNDER D.R. POLICY, APPROVED AS MODIFIED (4-0)
19. 93.298D (BERKOWITZ)
2235 - 29TH AVENUE, west side between Rivera and Santiago Streets, Lot 2D in Assessor's Block 2320 - Request for Discretionary Review of Building Permit Application No. 9305204 for the construction of a two-story rear yard addition to a single family house in an RH-1 (House, One-Family) district.
 (Continued from Regular Meeting of August 5, 1993)
NOTE: On June 17, 1993, after receiving public testimony, the Commission closed the public hearing and continued this matter to August 5, 1993 by a vote of 4-0. Commissioners Levine, Martin and Unobskey were absent.

- WITHOUT HEARING, CONTINUED TO 8-19-93 (6-0) ABSENT: FUNG
20. 93.149D (BERKOWITZ)
434 - 36th AVENUE, east side between Clement Street and Geary Boulevard, Lot 41 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9301101 for the construction of a three story rear yard addition to a single family house in an RH-1 (House, One-Family) district
NOTE: ON MAY 20, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER TO JUNE 10, 1993 BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, FUNG, AND PROWLER WERE ABSENT.
 (Continued from Regular Meeting of July 15, 1993)

- UNDER D.R. 21. POLICY, APPROVED AS SUBMITTED (4-0) ABSENT: FUNG BOLDRIDGE PROWLER
- 93.227D (COLEMAN)
1331 - 47th AVENUE, west side between Irving and Judah Streets, lot 4 in Assessor's Block 1802 - Request for Discretionary Review of Building Permit Application No. 9303392 for construction of a three story horizontal addition to the rear of a single family house in an RH-2 (House, Two-Family) district.
 (Continued from Regular Meeting of July 15, 1993)

ABOUT 22. 93.318D (COLEMAN)
 BARRING, 472 DELLBROOK AVENUE, westside between Panorama Drive and Clarendon
 CONTINUED TO Avenue, lot 20 in Assessor's Block 2780. Request for Discretionary Review of
 8-19-93 Building Permit Application No. 9304124 for the construction of a vertical addition
 (6-D) that adds a story to an existing one over garage single-family dwelling in an RH-1
 PRESENT: FUNK (House, One-Family) District.
 (Continued from Regular Meeting of July 15, 1993)

Adjournment — 5:55 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: Materials related to the Residential Conservation Controls (RCC)

The Westwood Park residential Design Guidelines were adopted as a supplement to the citywide Residential Design Guidelines and are available for review at the Zoning Information Counter.

The following documents on the RCC are available at the 6th floor reception desk of the Department of City Planning. The next hearing on adoption of the proposed Residential Conservation Controls is set for August 19, 1993.

1. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 1: Article 4 (in double-spaced ordinance form, with replacement pages inserted) \$6
2. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 2: Amendments to Other Sections of the Code (in double-spaced ordinance form, with replacement pages inserted) \$6
3. Replacement Pages for Part 1 and 2 free
4. Executive Summary of the Residential Conservation Controls, July 2, 1993 free
5. Comparison Table of Residential Zoning Controls as initiated on April 15, 1993
(table is giving a summary of major rules in the 1978 Code and the proposed RCC) free
6. Reference Table showing RCC section numbers and comparable section numbers in the Planning Code free

7. Reference Table showing numbers of Code sections applicable to R districts and comparable sections in the RCC free
8. Draft Motion for Adoption of Modifications to the Residential Design Guidelines, and draft of the proposed modifications.
(Modifications are deletions of references to the Neighborhood Conservation Interim Controls, replacement references to the Residential Conservation Controls, and inclusion of the updated guidelines for historic buildings.) free

Documents listed under 1,2 and 3 are also available for review at the San Francisco Public Library and Branch Libraries.

CPC: 081293

SAN FRANCISCO CITY PLANNING COMMISSION ACCESSIBLE MEETING POLICY

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



AUG 10 1993

SAN FRANCISCO
PUBLIC LIBRARY

DRAFT SUMMARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY

AUGUST 5, 1993

BOARD OF SUPERVISOR'S CHAMBERS

SECOND FLOOR, CITY HALL

1:30 P.M.

1:45
4:30 P.M.

ROLL CALL: Commissioners Fung, ~~Moran~~/Boldridge, ~~Levine~~, Lowenberg, Martin, ~~Netherberg~~/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

ITEMS

- 7

CONTINUED

AS

DISCATED

(6-0)

SENT: 2.

LEVINE

1. 93.244C (PEARL)
3030 GEARY BOULEVARD, north side between Blake and Cook Streets, Lot 52 in Assessor's Block 1067: - Request for Authorization of Conditional Use under Section 712.39 of the Planning Code to demolish an existing two story mixed use building containing one second story dwelling unit and construct a new three story mixed use building containing ground story dental offices and three dwelling units on the second and third stories in an NC-3 (Moderate-Scale Neighborhood Commercial District) and a 40-X Height and Bulk District.
(Proposed for Continuance to August 12, 1993)

- 90.379CE (PEARL)
715 BUSH STREET, south side between Mason and Powell Streets; Lot 24 in Assessor's Block 284: - Request for authorization of Conditional Use for conversion of a thirty-one (31) room residential hotel (group housing) to a non-residential use (tourist hotel) above the ground floor under Section 209.2.(e) of the Planning Code in a RC-4 (Residential-Commercial, Combined: High Density) District and a 65-A Height and Bulk District.
(Proposed for Continuance Indefinitely)

3. 93.054T (GREEN)
McDONALD'S DRIVE THROUGH, Adoption of Resolution Approving an amendment to Section 719.25 of the City Planning Code to amend the Haight Street Neighborhood Commercial District Zoning Controls to allow Drive-Up Facilities as a Conditional Use.
Public Hearing Closed on July 15, 1993.
(Proposed for Continuance to August 12, 1993.)
4. 92.263C (PEARL)
3286 - 22ND STREET, northeast corner of Valencia Street; Lot 13 in Assessor's Block 3616 - Request for authorization of Conditional Use to add OTHER ENTERTAINMENT (dance hall keeper and place of entertainment permits) under Section 726.48 of the Planning Code to an existing bar in the Valencia Street Neighborhood Commercial District and 50-X Height and Bulk District.
(Proposed for Continuance to August 12, 1993.)
5. 92.730C (MILLER)
1690-21ST AVENUE, northeast corner at Moraga Street, Lot 19 in Assessor's Block 1923 - Request for authorization of CONDITIONAL USE to allow EXPANSION OF A RELIGIOUS INSTITUTION (Sunset Bible Assembly) in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to August 19, 1993.)
- 6a. 93.101ECV (PEARL)
88-90 TWENTY-NINTH STREET AND 695 SAN JOSE AVENUE, northeast corner, Lots 19, 20 and 21 in Assessor's Block 6597: Request for authorization of Conditional Use for reduction of the off-street parking requirement to construct three, three-story mixed use buildings (ground story retail and residential use on the second and third stories) containing a total of 10 dwelling units while providing only five standard-size, independently-accessible off-street parking spaces when a total of 10 spaces would be required, in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
- The project also includes a request for Variance for Determination for Gasoline Service Station Conversion to demolish an existing automobile repair shop (former gasoline station).
(Proposed for Continuance to August 12, 1993.)
- 6b. 93.101ECV (PEARL)
88-90 TWENTY-NINTH STREET AND 695 SAN JOSE AVENUE, northeast corner, Lots 19, 20 and 21 in Assessor's Block 6597 in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

ZONING ADMINISTRATOR CONVERSION DETERMINATION FOR GASOLINE SERVICE STATION: The proposal is to allow the conversion of the property containing a former gasoline service station to other uses.

Section 228.4 of the Planning Code establishes criteria for the Zoning Administrator Conversion Determination. The Zoning Administrator shall approve the application

and authorize the gasoline service station conversion if the Zoning Administrator determines from the facts presented that the owner of the subject property is not earning a fair return on investment. There shall be a rebuttable presumption that the property owner is earning a fair return on investment if the property owner has earned at least a nine percent return on the property owner's total investment in the property for the last 24 month period immediately preceding the filing of the application.

(Proposed for Continuation to August 12, 1993.)

7. 93.298D (BERKOWITZ)
2235 - 29TH AVENUE, west side between Rivera and Santiago Streets, Lot 2D in Assessor's Block 2320 - Request for Discretionary Review of Building Permit Application No. 9305204 for the construction of a two-story rear yard addition to a single family house in an RH-1 (House, One-Family) district.
 (Continued from Regular Meeting of June 17, 1993)
 (Proposed for Continuance to August 12, 1993)

B. PUBLIC COMMENT

BARBEY PRESENTED BOOK TO COMMISSION
 At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

- UNOSKEY: ORDER OF TODAY'S HEARING - CONTINUED ITEMS 14 & 15 TO 7 P.M.; (6-0 TODAY ABSENT, AVERY: VACATION & PROPOSED SPECIAL DR HEARING DATE*
 D. DIRECTOR'S REPORT

* DIRECTOR'S UNSCHEDULED MATTERS: - CIVIC CENTER COURT BUILDING
 - CONSIDERATION OF LAW LIBRARIES (PASSMORE)

8. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

*BOS/LAND USE COMMITTEE: OUR LADY OF GUADALUPE
 - 19TH & COLLINGSWOOD
 - RIVERA & WOOD
 BPD: DR ON STANNYAN ST.*

9. 417 STOCKTON STREET- Review of consideration of approval of request for authorization of Conditional Use, filed as Case Number 90.580CE, upon invocation of the Permit Streamlining Act for conversion of a 74 room residential hotel (group housing) of a total of 90 rooms to non-residential use (tourist hotel) above the ground story under Section 212.(e) of the Planning Code in a C-3-R (Commercial, Downtown: Retail) District.

(PEARL) - COURT REPORTER PRESENT

*MEETING HELD.
 ACTION.*

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. Following review by the Department, it has been determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

10. 93.068C

(PEARL)

APPROVED
w/ CONDITIONS
(6-0)
ABSENT: LEVINE
MOTION #:
13530

1507 PINE STREET AND 1343-1347-1351 POLK STREET, southwest corner of Pine and Polk Streets; Lot 1 and 22 in Assessor's Block 667: - Request for authorization of Conditional Use for reduction of the off-street parking requirement to install a second dwelling unit under Section 161.(j) of the Planning Code and to enlarge an existing bar at 1351 Polk Street under Section 178.(c) of the Planning Code in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of July 22, 1993)

F. REGULAR CALENDAR

11. 93.361C

(HERRERA)

APPROVED
w/ CONDITIONS
(5-1)
NO: LDWENBERG
ABSENT: LEVINE
MOTION #:
13551

220-240 HARRISON STREET, southwest corner of Main Street, Assessor's Block 3767, Lots 14, 15, 16 - Amendment of prior conditions of approval relating to the requirement of 35 units of affordable housing to allow first time ownership rather than rental occupancy for these 35 units in a previously authorized 288 unit condominium project.

(Continued from Regular Meeting of July 15, 1993)

12. 91.159E

(MALTZER)

APPROVED
(6-0)
ABSENT: LEVINE
MOTION #
13552

PACIFIC CENTER RETAIL/OFFICE COMPLEX. 801 MARKET STREET; Assessor's Block 3705, Lots 1, 46 & 47. Certification of Final EIR. Proposed renovation of existing Pacific Building, at southwest corner of Market and Fourth Streets, and Pacific II Building at 22 Fourth Street, plus new construction of 10-story building on Jessie Street, near Fourth Street. Project would integrate all three structures into a single retail/office complex containing about 477,000 gsf retail, 108,000 gsf office, 64,000 gsf parking and loading, and 19,000 gsf of open space.

(Continued from Regular Meeting of July 8, 1993)

13. 91.159EXH

(MARSH/BADINER)

PUBLIC HEARING
CLOSED.
INTENT TO APPROVE
w/ CONDITIONS
FINAL LANGUAGE: 8-26-93
(6-0)
ABSENT: LEVINE

801 MARKET STREET, southwest corner of Fourth Street, Lots 1, 46 and 47 in Assessor's Block 3705: Request for Determinations of Compliance and Exceptions under Section 309 (Permit Review in C-3 (Downtown) Districts) and Request for a

AUGUST 5, 1993

Permit to Alter a Category 1 Building pursuant to Section 1111 which allows alterations to the Pacific 1 Building. The proposed project would consist of the adaptive reuse of the historic Pacific Building (Pacific I), the renovation of an adjacent 16-story office building (Pacific II), and the construction of a ten-story building on the Pacific III site. The interiors of Pacific I and Pacific II would be reconstructed and the floor plates aligned. The project would integrate these three buildings into a single structure that would be a vertical retail and office complex organized around a seven-story atrium. All office space in existing structures would be converted to retail use with the exception of the top six stories of Pacific II.
(Continued from Regular Meeting of July 8, 1993)

4/5;
THOUT
HEARING,
CONTINUED TO
1-19-93
(6-0)

SENT:

LEVINE

14. 93.155E (GITELMAN)
DE HARO/RHODE ISLAND LIVE/WORK. APPEAL OF PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct up to 14 live/work units in four buildings on a segment of a former railroad right of way (Assessor's Block 3956, Lot 7) in the Northern Potrero Hill Neighborhood. The project would also subdivide the site into three lots.
(Continued from Regular Meeting of July 15, 1993)

15. 93.155D (MONTANA)
DE HARO/RHODE ISLAND LIVE/WORK. REQUEST FOR DISCRETIONARY REVIEW. Consideration of Discretionary Review of Site Permit Application No. 9310051S to construct up to 14 artist live/work units at 370 Deharo Street in the Showplace Square industrial district. Case Number 93.155E proposed to construct four 40 foot tall buildings each containing 3 or 4 condominium live/work units whose occupancy is limited to persons engaging in arts activities, as defined by Section 102.2 of the Planning Code, as the primary work activity within the unit. The Planning Commission, on April 8, 1993, questioned the appropriateness of residential use within the Showplace Square industrial district. In view of this concern, Planning Department staff has initiated this Discretionary Review to be held on the same date as a schedule appeal hearing on a Preliminary Negative Declaration environmental evaluation for the project

4:00 P.M.

16. 92.636L
CLOSED.

CONTINUED TO
1-19-93 TO
EMIT NEGOTIATIONS
(6-0)
SENT: LEVINE

(MARSH)- ^{TAKEN} OUT OF ORDER.
HEARD AFTER #17
1123 POWELL- SAN FRANCISCO KOREAN METHODIST CHURCH, west side between Washington and Jackson Streets, Lot 5 within Assessor's Block 191. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the San Francisco Korean Methodist Church as Landmark No. 205 pursuant to Article 10 of the City Planning Code. Lot 5 within Assessor's Block 191 is zoned Chinatown Residential Neighborhood Commercial District (CRNCD) and is located within a 65-X Height and Bulk District.
(Continued from Regular Meeting of July 22, 1993)

APPROVED
CONDITIONS
(6-0)
SENT: LEVINE

MOTION #13554

17. 93.313C (HING)- TAKEN OUT OF ORDER
& HEARD AFTER #18
655 UNION STREET, south side between Powell and Columbus Streets; Lot 16 in Assessor's Block 117 - Request for Conditional Use Authorization to add a Bar

within an existing Full Service Restaurant in the North Beach Neighborhood Commercial District.

The proposal is to install a Bar occupying 87 square feet within an existing restaurant with a total floor area of approximately 3,360 square feet.

The Department of City Planning is prepared to recommend that the City Planning Commission approve the request. This case appears to be unopposed and will appear on the Planning Commission Calendar as an "Uncontested Case." If a member of the Planning Commission or the General Public requests discussion of this case, the Planning Commission will entertain discussion during the hearing or continue the matter to a future regularly scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

- APPROVED* 18. 93.114ET (GREEN)
(6-0)
ABSENT: LEVINE
RESOLUTION #:
13553
- NEIGHBORHOOD COMMERCIAL DISTRICTS, CITYWIDE - Reconsideration of Amendment of City Planning Code Section 790.102 to add a new Subsection 790.102(n) to add retail coffee stores with up to 15 seats in 400 square feet to the sales and services, Other Retail Category in Neighborhood Commercial Districts, and requiring Conditional Use Authorization for such commercial activities within both the North Beach and Broadway Neighborhood Commercial Districts. The City Planning Commission has previously considered an amendment of Section 790.102 which did not require Conditional Use Authorization and allowed up to 25 seats in 500 square feet. The original amendment was altered by the Board of Supervisors and referred back for commission considerations.

- APPROVED* 19. 93.182CV (MILLER)
W/ CONDITIONS
(5-0)
ABSENT: LEVINE
UNCLBSKEY
MOTION #: 13555
- 312 CONNECTICUT STREET, east side between 18th and 19th Streets, Lot 3 in Assessor's Block 4035 - Request for authorization of CONDITIONAL USE to establish a RELIGIOUS INSTITUTION (Berkeley Gurdjieff Group) in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
 (Continued from Regular Meeting of July 22, 1993)

20. 93.182CV (MILLER)
ZONING ADMINISTRATOR
CLOSED PUBLIC
HEARING & HAS
TAKEN THE
MATTER UNDER
ADVISMENT
- 312 CONNECTICUT STREET, east side between 18th and 19th Streets. **OFF-STREET PARKING VARIANCE SOUGHT:** The proposal is to add one dwelling unit for a caretaker as part of a reuse of the building on the subject property as a religious institution (Berkeley Gurdjieff Group). This dwelling unit would have no off-street parking to serve it when the City Planning Code requires that each newly-created dwelling unit be served by one off-street parking space.
 (Continued from Regular Meeting of July 22, 1993)

Adjournment — 8:51 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for

information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: Materials related to the Residential Conservation Controls (RCC)

The Westwood Park residential Design Guidelines were adopted as a supplement to the citywide Residential Design Guidelines and are available for review at the Zoning Information Counter.

The following documents on the RCC are available at the 6th floor reception desk of the Department of City Planning. The next hearing on adoption of the proposed Residential Conservation Controls is set for August 19, 1993.

1. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 1: Article 4 (in double-spaced ordinance form, with replacement pages inserted) \$6
2. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 2: Amendments to Other Sections of the Code (in double-spaced ordinance form, with replacement pages inserted) \$6
3. Replacement Pages for Part 1 and 2 free
4. Executive Summary of the Residential Conservation Controls, July 2, 1993 free
5. Comparison Table of Residential Zoning Controls as initiated on April 15, 1993
(table is giving a summary of major rules in the 1978 Code and the proposed RCC) free
6. Reference Table showing RCC section numbers and comparable section numbers in the Planning Code free
7. Reference Table showing numbers of Code sections applicable to R districts and comparable sections in the RCC free
8. Draft Motion for Adoption of Modifications to the Residential Design Guidelines, and draft of the proposed modifications.
(Modifications are deletions of references to the Neighborhood Conservation Interim Controls, replacement references to the Residential Conservation Controls, and inclusion of the updated guidelines for historic buildings.) free

Documents listed under 1,2 and 3 are also available for review at the San Francisco Public Library and Branch Libraries.

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



855
#21
8/14/93

DRAFT SUMMARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
AUGUST 19, 1993
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT

AUG 23 1993

SAN FRANCISCO
PUBLIC LIBRARY

1:40
1:30 P.M.

ROLL CALL: Commissioners ~~Fung~~, ~~Moran~~/Boldridge, Levine, Lowenberg, Martin,
Nothenberg/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

- ITEMS
1-9
CONTINUED
AS
SHOWN
(5-0)
PRESENT: FUNG
BOLDRIDGE
1. 93.155D (MONTANA)
DEHARO/RHODE ISLAND LIVE/WORK. REQUEST FOR DISCRETIONARY REVIEW. Consideration of Discretionary Review of Site Permit Application No.9310051S to construct up to 14 artist live/work units at 370 Deharo Street in the Showplace Square industrial district. Case Number 93.155E proposed to construct four 40 foot tall buildings each containing 3 or 4 condominium live/work units whose occupancy is limited to persons engaging in arts activities, as defined by Section 102.2 of the Planning Code, as the primary work activity within the unit. The Planning Commission, on April 8, 1993, questioned the appropriateness of residential use within the Showplace Square industrial district. In view of this concern, Planning Department staff has initiated this Discretionary Review to be held on the same date as a schedule appeal hearing on a Preliminary Negative Declaration environmental evaluation for the project
(Proposed for Continuance to September 23, 1993)

2. 93.155E (GITELMAN)
DE HARO/RHODE ISLAND LIVE/WORK. APPEAL OF PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct up to 14 live/work units in four buildings on a segment of a former railroad right of way (Assessor's Block 3956, Lot 7) in the Northern Potrero Hill Neighborhood. The project would also subdivide the site into three lots.
(Proposed for Continuance to September 23, 1993)

3. 93.296C (HING)
1980 UNION STREET, Lot 13 in Assessor's Block 531 -- Request for Conditional Use Authorization to modify conditions of a previously authorized conditional use (Motion No.11670) for live entertainment within an existing restaurant and bar in the Union Street Neighborhood Commercial District.
(Proposed for Continuance to September 23, 1993)
4. 93.312C (HING)
1049 STOCKTON STREET, west side between Washington and Jackson Streets; Lot 1 in Assessor's Block 192 - Request for Conditional Use Authorization to convert an existing Full Service Restaurant to a Large Fast Food Restaurant/Bakery within 945 square feet of floor area on the ground story in the Chinatown Residential Neighborhood Commercial District.
(Proposed for Continuance to August 26, 1993)
5. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, Public Hearing on and consideration of a resolution adopting Residential Conservation Controls as permanent controls and deleting the after the effective date of said permit controls. Review Policy adopted by City Planning Commission Resolution No. 12044. The proposed ordinance contains provisions for rear yard, height and building design to define the potential building form and appearance of new construction and alteration of buildings in R districts and requires compliance with the Residential Design Guidelines. The proposal also contains a two level permit review procedure and notification requirement to neighbors and neighborhood groups. Demolition and extensive alteration would require Level 2 review including compliance with certain criteria and approval of the replacement structure prior to issuing a demolition permit. The ordinance proposes to reduce the size of off-street parking spaces citywide, to revise the definition of family and the regulations for non-complying structures to permit rehabilitation, and to amend or delete other sections of the Code to clarify their applicability to R districts. The proposed ordinance would be applicable to all RH and RM districts including the Nob Hill, Northern Waterfront #2, Dolores Heights, and Bernal Heights Special Use Districts.
Continued from Regular meeting on April 15, 1993 to October 28, 1993 but subsequently officially re-advertised for a hearing on July 29, 1993 in the San Francisco Independent on July 2, 1993.
(Proposed for Continuance to October 7, 1993)
(Continued from Regular Meeting of July 29, 1993)
6. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, Public Hearing on and consideration of a resolution adopting Residential Conservation Controls for an interim period not to exceed 18 months or until the adoption of permanent controls and deleting the Permit Review Policy adopted by City Planning Commission Resolution No. 12044. For description of project please refer to item above.
(Continued from Regular Meeting of July 29, 1993)

Item 92.287ET continued

NOTE: ON JUNE 29, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER TO JULY 29, 1993 BY A VOTE OF 5-0. COMMISSIONERS BOLDRIDGE AND LOWENBERG WERE ABSENT.
(Proposed for Continuance to October 7, 1993)

7. (HORTON)

RESIDENTIAL DESIGN GUIDELINES, REVISIONS, Public hearing on and consideration of a motion revising the Residential Design Guidelines to make them applicable to the proposed Residential Conservation Controls.
(Continued from Regular Meeting of July 29, 1993)
(Proposed for Continuance to October 7, 1993)

8. 93.054T (GREEN)
MCDONALD'S DRIVE THROUGH, Adoption of Resolution Approving an amendment to Section 719.25 of the City Planning Code to amend the Haight Street Neighborhood Commercial District Zoning Controls to allow Drive-Up Facilities as a Conditional Use.

Public Hearing Closed on July 15, 1993.

(Continued from Regular Meeting of August 5, 1993.)

NOTE: ON JULY 15, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE BY A VOTE OF 5-1. COMMISSIONER UNOBSKEY VOTED NO AND COMMISSIONER LEVINE WAS ABSENT.

(Proposed for Continuance to September 2, 1993)

9. 93.288D (GREEN)
2300-16TH STREET, Request for Discretionary Review of Building Permit Application No. 9306790S which proposed installation of a large retail establishment (Price Club Store). Permit proposed interior alterations with no building expansion.
(Proposed for Continuance to September 2, 1993)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

by WEST
L: NE 7/12

by McMillan

ARTICLE 14

8-17-93

INDEPENDENT

AUGUST 19, 1993

C. COMMISSIONERS' QUESTIONS AND MATTERS*PROWLER: NEMIR PROJECT*D. DIRECTOR'S REPORT** DIRECTOR'S UNSCHEDULED MATTERS:**- R.C.C.
- MASTER PLAN FOR S.F.
- FRIENDS OF PLANNING**- MAYOR'S APPOINTMENTS TO EPA & LPAO
- MC BERKELEY'S SEMINAR ON TREASURE ISLAND*10. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS*NO ACTION**(PROWLER) - TAKEN OUT
OF ORDER &
HEARD PRIOR
COMMISSIONER'S
QUESTIONS &
MATTERS**PRESENTATION 11.
COMPLETE.
NO ACTION.*PRESENTATION REGARDING NEW COURT HOUSE PROPOSED FOR 450 McALLISTER STREET BY CAO'S OFFICE2:30 P.M.E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. Following review by the Department, it has been determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

*APPROVED
W/ CONDITIONS
AS SUBMITTED
(6-6)
ABSENT: KING
ACTION #:
13552*

12. 93.353C

(PEARL)

2331 CHESTNUT STREET, south side between Scott and Divisadero Streets; Lot 18K in Assessor's Block 936: -- Request for authorization of Conditional Use under Section 711.43 of the Planning Code to establish a Large Fast Food Restaurant of approximately 2,037 gross square feet in an NC-2 (Small-Scale Neighborhood Commercial District) in a 40-X Height and Bulk District.
(Continued from Regular Meeting of August 12, 1993)

G. REGULAR CALENDAR*RECESS FROM
3:00 TO 3:30*

13. 92.636L

(MARSH)

1123 POWELL- SAN FRANCISCO KOREAN METHODIST CHURCH, west side between Washington and Jackson Streets, Lot 5 within Assessor's Block 191. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the San Francisco Korean Methodist Church as Landmark No. 205 or a Structure of Merit pursuant to Article 10 of the City Planning Code. Lot 5 within Assessor's Block 191 is zoned Chinatown Residential Neighborhood Commercial District (CRNCD) and is located within a 65-X Height and Bulk District.

*WITHOUT HEARING,
CONTINUED TO
9-2-93
(4-2)
NO: BOLDRIDGE
PROWLER*

Item 92.636L continued

(Continued from Regular Meeting of August 5, 1993)

NOTE: ON AUGUST 5, 1993, AFTER RECEIVING PUBLIC TESTIMONY THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER TO AUGUST 19, 1993 BY A VOTE OF 6-0. COMMISSIONER LEVINE WAS ABSENT.

- APPROVED 14. 92.684L (MARSH)
 (6-0)
 PRESENT: FUNG
 RESOLUTION #13559
Howard/26th Street Cottages, 3274-3294 26th Street, 84-96 Virgil Street and 1487-1499 South Van Ness Avenue, north side of 26th Street between South Van Ness Avenue and Virgil Street, Lots 13 and 14 within Assessor's Block 6526. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Howard/26th Street Cottages as Landmark No. 206 pursuant to Article 10 of the City Planning Code. Lots 13 and 14 within Assessor's Block 6526 are zoned RM-1 (Residential, Mixed District, Low Density) District and are located within 50-X Height and Bulk District.
 (Continued from Regular Meeting of August 12, 1993)

- APPROVED 15. 92.730C (MILLER)
 CONDITIONS
 MODIFIED
 (6-0)
 PRESENT: FUNG
 MOTION #13560
1690-21ST AVENUE, northeast corner at Moraga Street, Lot 19 in Assessor's Block 1923 - Request for authorization of CONDITIONAL USE to allow EXPANSION OF A RELIGIOUS INSTITUTION (Sunset Bible Assembly) in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
 (Continued from Regular Meeting of August 5, 1993.)

4:30 P.M.

- TER RECEIVING 16. 92.498C (MILLER)
 PUBLIC COMMENT
 CONTINUED TO
 9-23-93
 (4-0)
 PRESENT: FUNG
 EFFECT OF INTEREST
 LOWENBERG
 UNOBSERVED
3065 JACKSON STREET AND 3150 AND 3185 WASHINGTON STREET, Lot 34 in Assessor's Block 982 and Lot 26 in Assessor's Block 999: Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit SECONDARY SCHOOL (University High School) requiring possible exceptions from City Planning Code standards for open space, floor area ratio and off-street parking in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
 (Continued from Regular Meeting of June 17, 1993)

- WITHOUT 17a. 93.101ECV (PEARL) — TAKEN ON
 HEARING, OF ORDER
 CONTINUED TO & CONSIDERED
 8-26-93 PRIOR TO
 (5-0) #16.
 PRESENT: FUNG
 UNOBSERVED
88-90 TWENTY-NINTH STREET AND 695 SAN JOSE AVENUE, northeast corner; Lots 19, 20 and 21 in Assessor's Block 6597: Request for authorization of Conditional Use for reduction of the off-street parking requirement to construct three, three-story mixed use buildings (ground story retail and residential use on the second and third stories) containing a total of 10 dwelling units while providing only five standard-size, independently-accessible off-street parking spaces when a total of 10 spaces would be required, in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

* ITEMS 17a & 17b WERE CALLED & CONSIDERED TOGETHER

Item 93.101CV continued

The project also includes a request for Variance for Determination for Gasoline Service Station Conversion to demolish an existing automobile repair shop (former gasoline station).

(Continued from Regular Meeting of August 12, 1993.)

17b. 93.101ECV

(PEARL)

88-90 TWENTY-NINTH STREET AND 695 SAN JOSE AVENUE, northeast corner; Lots 19, 20 and 21 in Assessor's Block 6597 in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

ZONING ADMINISTRATOR CONVERSION DETERMINATION FOR GASOLINE

SERVICE STATION: The proposal is to allow the conversion of the property containing a former gasoline service station to other uses.

Section 228.4 of the Planning Code establishes criteria for the Zoning Administrator Conversion Determination. The Zoning Administrator shall approve the application and authorize the gasoline service station conversion if the Zoning Administrator determines from the facts presented that the owner of the subject property is not earning a fair return on investment. There shall be a rebuttable presumption that the property owner is earning a fair return on investment if the property owner has earned at least a nine percent return on the property owner's total investment in the property for the last 24 month period immediately preceding the filing of the application.

(Continued from Regular Meeting of August 12, 1993.)

18. 92.263C

(PEARL)

3286 - 22ND STREET, northeast corner of Valencia Street; Lot 13 in Assessor's Block 3616 - Request for authorization of Conditional Use to add OTHER ENTERTAINMENT (dance hall keeper and place of entertainment permits) under Section 726.48 of the Planning Code to an existing bar in the Valencia Street Neighborhood Commercial District and 50-X Height and Bulk District.

(Continued from Regular Meeting of August 12, 1993.)

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE

AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

19. 93.149D

(BERKOWITZ)

434 - 36th AVENUE, east side between Clement Street and Geary Boulevard, Lot 41 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit

SAME AS

17a.

PERMIT
REQUEST
WITHDRAWN

AT 5:00 P.M.
THE COMMISSION
LEFT ITS QUORUM.
AS SUCH, ITEMS 19
& 20 ARE CONTINUED
TO 8-26-93.

Item 93.149D continued

Application No. 9301101 for the construction of a three story rear yard addition to a single family house in an RH-1 (House, One-Family) district

NOTE: ON MAY 20, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER TO JUNE 10, 1993 BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, FUNG, AND PROWLER WERE ABSENT.

(Continued from Regular Meeting of August 12, 1993)

20. 93.318D (COLEMAN)

472 DELLBROOK AVENUE, westside between Panorama Drive and Clarendon Avenue, lot 20 in Assessor's Block 2780. Request for Discretionary Review of Building Permit Application No. 9304124 for the construction of a vertical addition that adds a story to an existing one over garage single-family dwelling in an RH-1 (House, One-Family) District.

(Continued from Regular Meeting of August 12, 1993)

Adjournment 5:00 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: Materials related to the Residential Conservation Controls (RCC)

The Westwood Park residential Design Guidelines were adopted as a supplement to the citywide Residential Design Guidelines and are available for review at the Zoning Information Counter.

The following documents on the RCC are available at the 6th floor reception desk of the Department of City Planning. The next hearing on adoption of the proposed Residential Conservation Controls is set for October 7, 1993.

1. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 1: Article 4 (in double-spaced ordinance form, with replacement pages inserted)\$6
2. Residential Conservation Controls, Proposal for Adoption, April 1993
Part 2: Amendments to Other Sections of the Code (in double-spaced ordinance form, with replacement pages inserted) \$6
3. Replacement Pages for Part 1 and 2 free

4. Executive Summary of the Residential Conservation Controls, July 2, 1993 free
5. Comparison Table of Residential Zoning Controls as initiated on April 15, 1993 (table is giving a summary of major rules in the 1978 Code and the proposed RCC) free
6. Reference Table showing RCC section numbers and comparable section numbers in the Planning Code free
7. Reference Table showing numbers of Code sections applicable to R districts and comparable sections in the RCC free
8. Draft Motion for Adoption of Modifications to the Residential Design Guidelines, and draft of the proposed modifications.
(Modifications are deletions of references to the Neighborhood Conservation Interim Controls, replacement references to the Residential Conservation Controls, and inclusion of the updated guidelines for historic buildings.) free

Documents listed under 1,2 and 3 are also available for review at the San Francisco Public Library and Branch Libraries.

CPC: 081993

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 533-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue penimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



C55
421
8/26/93

DRAFT SUMMARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
AUGUST 26, 1993
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
AUG 30 1993
SAN FRANCISCO
PUBLIC LIBRARY

1:40
1:30 P.M.

ROLL CALL: Commissioners Fung, ~~Moran~~/Boldridge, Levine, Lowenberg, ~~Martin~~,
~~Nothenberg~~/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED (TAPE 2A #104, 105)

1. 89.626E (McCORMICK)

18TH AVENUE AND PRESIDIO, Lots 22, 23 and 24 in Assessor's Block 1341. Appeal of Preliminary Negative Declaration. Construct three single-family houses on three undeveloped parcels adjacent to the Presidio between 17th and 18th Avenues north of Lake Street accessed via a private, pier supported driveway from 18th Avenue. The houses would be three story structures with up to 4,000 square feet of living space and parking for two automobiles.
(Proposed for Continuance to September 9, 1993)

2. 91.159EXH (BADINER)

801 MARKET STREET, southwest corner of Fourth Street, Lots 1, 46 and 47 in Assessor's Block 3705: Request for Determinations of Compliance and Exceptions under Section 309 (Permit Review in C-3 (Downtown) Districts) and Request for a Permit to Alter a Category 1 Building pursuant to Section 1111 which allows alterations to the Pacific 1 Building. The proposed project would consist of the adaptive reuse of the historic Pacific Building (Pacific 1), the renovation of an adjacent 16-story office building (Pacific II), and the construction of a ten-story building on the Pacific III site. The interiors of Pacific 1 and Pacific II would be reconstructed and the floor plates aligned. The

ITEMS
1 & 2
CONTINUED
AS
INDICATED
(6-6)
ABSENT:
MARTIN

project would integrate these three buildings into a single structure that would be a vertical retail and office complex organized around a seven-story atrium. All office space in existing structures would be converted to retail use with the exception of the top six stories of Pacific II.

NOTE: ON AUGUST 5, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER LEVINE WAS ABSENT.
(Proposed for Continuance to September 2, 1993)

B. PUBLIC COMMENT - (TAPE IA: # 0168-0970)

TERRY MILNE
W: RANNING
CENSURE 10
YEARS AGO

WITH McPILLAN
W: DCP SHOULD
RESERVE SPACE
AT CITY HALL.

- DCP DOWNING
D.R. FUNCTIONS

GINIA CONWAY
W: BLDG. AT 340 &
PILMAN GATED
BY REDEVELOPMENT
AGENCY.

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS - NONE

D. DIRECTOR'S REPORT

(TAPE IA: # 0995-1089)
* DIRECTOR'S UNSCHEDULED MATTERS: - SWEARING IN TO VARIOUS COMMISSIONS BY MAYOR AT 8pm.
- NO MATERIAL (CASE MATERIAL) SIX PRICE CLUB UNTIL MONDAY

REVIEW COMPLETE.
NO ACTION.

3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS - (TAPE IA: # 1100 - 1457)

PRESENTATION
COMPLETE. NO
RECOMMENDATIONS,
NO ACTION

**4. (TAPE IA: # 1463 - 3110) (BAUMAN/CHION/GHOSH)
1993 Commerce and Industry Inventory - Second Annual Report and Findings Presentation**

APPROVED
(6-0)
ABSENT: MARTIN
RESOLUTION #:
13561

**5. (TAPE IA: # 3113 - 3135) (TAPE IB: # 0 - 2260) (PASSMORE)
PUBLIC HEARING ON SECTION 305 PLANNING CODE AMENDMENT,
Consideration of an amendment of the City Planning Code amending Section 305(a) to prohibit the Zoning Administrator from granting variances which would permit any size or height of sign not expressly permitted by the provisions of the Planning Code.**

E. TIER III CASE

RECESS FROM
3:20p TO 5:2

NO OPPOSITION,
NO D.R.
(6-0)
ABSENT: MARTIN

**6. (TAPE IA: # 0006 - 0096) (NISHIMURA)
1624 KEITH STREET, northwest side between Quesada and Revere Streets, Lot 2
in Assessor's block 5340, RH-2 (Residential, House, Two-Family) District -**

Informational presentation of Building Permit Application No. 9309675, a proposal to legalize a second dwelling unit on the ground story behind the garage by providing a second off-street, independently accessible, standard size (8 feet wide x 20 feet long) parking space within the ground story by widening both the garage door and the curb cut to 15 feet 7 inches. This project is being presented to the Commission in its public hearing pursuant to Resolution No. 12044.

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. Following review by the Department, it has been determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

APPROVED 7. 93.244C (TAPE IIA: # 0105-0163) (PEARL)
) CONDITIONS 3030 GEARY BOULEVARD, north side between Blake and Cook Streets, Lot 52 in
 (6-0) Assessor's Block 1067: - Request for Authorization of Conditional Use under
 SENT: MARTIN Section 712.39 of the Planning Code to demolish an existing two story mixed use
 TION #: 13562 building containing one second story dwelling unit and construct a new three story
 mixed use building containing ground story dental offices and three dwelling units
 on the second and third stories in an NC-3 (Moderate-Scale Neighborhood
 Commercial District) and a 40-X Height and Bulk District.
 (Continued from the Regular Meeting of August 12, 1993)

3:29 - 3:06 P.M.

G. REGULAR CALENDAR

8. 93.331R (TAPE IIA: # 0169-1270) (BADINER)
 APPROVED Tenth and Market Redevelopment Project Area - West side of Tenth Street from
 (6-0) Market to Mission Streets, Lots 3, 4, 5, 6, 9, 30, 34 and 37 in Assessor's Block
 SENT: MARTIN 3507 - Request by the Board of Supervisors for Approval of a Preliminary Plan for a
 ELUTION #: proposed Redevelopment Project Area pursuant to California Community
 13563 Redevelopment Law Sections 33322 - 33324. The Project involves the designation
 of a Redevelopment Project Area, acquisition of property by the Redevelopment
 Agency, and the transfer of the land to the Federal Government for the construction
 of a Federal Office Building. Approval of the Preliminary Plan would allow the
 Redevelopment Agency to proceed with preparation of a Redevelopment Plan for
 the area.
 (Continued from the Regular Meeting of August 12, 1993)

MEETING HEDG. 93.260C (TAPE II A: #1272-1450) (TAPE II A: #1775-2354) (TAPE II B: #0-1317) (NIXON)
 PUBLIC HEARING 527 VALENCIA, east side between 16th and 17th Streets; Lot 46 in Assessor's
 Block 3567 - Request for Conditional Use Authorization to add Other Entertainment
 as defined by Section 790.30 of the Planning Code (consisting of live entertainment,
 dance floor and billiard table) within an existing bar in the Valencia Neighborhood
 Commercial District.
 CONTINUED TO 9-30-93 (6-0)
 (Continued from Regular Meeting of August 12, 1993)

ABSENT: MARTIN 10. 93.312C (TAPE II A: #1460-1494) (HING)
 APPROVED 1049 STOCKTON STREET, west side between Washington and Jackson Streets;
 Lot 1 in Assessor's Block 192 - Request for Conditional Use Authorization to
 convert an existing Full Service Restaurant to a Large Fast Food/Bakery within 945
 square feet of floor area on the ground story in the Chinatown Residential
 Neighborhood Commercial District.
 CONTINUED FROM REGULAR MEETING OF AUGUST 19, 1993

ABSENT: MARTIN 11a. 93.101ECV (TAPE II A: #1499-1511) (PEARL)
 PROWLER 88-90 TWENTY-NINTH STREET AND 695 SAN JOSE AVENUE, northeast corner;
 WITHOUT HEARING, Lots 19, 20 and 21 in Assessor's Block 6597: Request for authorization of
 ITEMS 11a & b Conditional Use for reduction of the off-street parking requirement to construct
 WERE three, three-story mixed use buildings (ground story retail and residential use on the
 CONTINUED TO second and third stories) containing a total of 10 dwelling units while providing only
 9-9-93 five standard-size, independently-accessible off-street parking spaces when a total
 (5-0) of 10 spaces would be required, in an NC-3 (Moderate-Scale Neighborhood
 Commercial) District and a 40-X Height and Bulk District.

ABSENT: MARTIN The project also includes a request for Variance for Determination for Gasoline
 PROWLER Service Station Conversion to demolish an existing automobile repair shop (former
 gasoline station).
 (Continued from Regular Meeting of August 19, 1993.)

11b. 93.101ECV (TAPE II A: #1499-1511) (PEARL)
 88-90 TWENTY-NINTH STREET AND 695 SAN JOSE AVENUE, northeast corner;
 Lots 19, 20 and 21 in Assessor's Block 6597 in an NC-3 (Moderate-Scale
 Neighborhood Commercial) District and a 40-X Height and Bulk District.
**ZONING ADMINISTRATOR CONVERSION DETERMINATION FOR GASOLINE
 SERVICE STATION:** The proposal is to allow the conversion of the property
 containing a former gasoline service station to other uses.
 Section 228.4 of the Planning Code establishes criteria for the Zoning Administrator
 Conversion Determination. The Zoning Administrator shall approve the application
 and authorize the gasoline service station conversion if the Zoning Administrator
 determines from the facts presented that the owner of the subject property is not
 earning a fair return on investment. There shall be a rebuttable presumption that
 the property owner is earning a fair return on investment if the property owner has
 earned at least a nine percent return on the property owner's total investment in the
 property for the last 24 month period immediately preceding the filing of the
 application.
 (Continued from Regular Meeting of August 19, 1993.)

NOTE: AT APPROXIMATELY 4:35 P.M., THE COMMISSION, AFTER BEING INFORMED THAT ALL ITEMS (#12-14) ON THEIR 5:30 P.M. CALENDAR HAD BEEN PREPARED FOR CONTINUANCE (WITH PROJECT SPONSORS & D.R. REQUESTORS AGREEING TO THE PROPOSED CONTINUANCE), CONTINUED ITEMS 12-14 AS INDICATED BELOW BY A VOTE OF (5-0). COMMISSIONERS MARTIN & PROWLER WERE ABSENT.

CPC NOTICE OF MEETING & CALENDAR

-5-

AUGUST 26, 1993

SPECIAL DISCRETIONARY REVIEW HEARING *(Tape IIA: #15441816)*

NOTICE AT APPROXIMATELY 5:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

WITHOUT HEARING, CONTINUED TO 9-2-93
12. 93.149D *(Tape IIA: #1574-1578)* (BERKOWITZ)
434 - 36th AVENUE, east side between Clement Street and Geary Boulevard, Lot 41 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9301101 for the construction of a three story rear yard addition to a single family house in an RH-1 (House, One-Family) district
NOTE: ON MAY 20, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER TO JUNE 10, 1993 BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, FUNG, AND PROWLER WERE ABSENT.
(Continued from Regular Meeting of August 19, 1993)

WITHOUT HEARING, CONTINUED TO 9-9-93
13. 93.318D *(Tape IIA: #1574-1578)* (COLEMAN)
472 DELLBROOK AVENUE, westside between Panorama Drive and Clarendon Avenue, lot 20 in Assessor's Block 2780. Request for Discretionary Review of Building Permit Application No. 9304124 for the construction of a vertical addition that adds a story to an existing one over garage single-family dwelling in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of August 19, 1993)

WITHOUT HEARING, CONTINUED TO 9-9-93
14. 93.298D *(Tape IIA: #1574-1578)* (COLEMAN)
24 SAN BENITO WAY, west side between St. Francis Boulevard and San Anselmo Avenue; Lot 4 in Assessor's Block 3072 -- Request for Discretionary Review of Building Permit Application No. 93058775 to remove a one-story sunroom and the construction of a two-story addition that extends 13 feet 8 inches to the rear in an RH-1(D) (House, One-Family, Detached) District.

Adjournment - 4:38 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 082693

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



DRAFT SUMMARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF SPECIAL MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION MONDAY

AUGUST 30, 1993
ROOM 282, CITY HALL
5:00 P.M.

DOCUMENTS DEPT.
SEP 1 - 1993
SAN FRANCISCO
PUBLIC LIBRARY

5:00 P.M.

ROLL CALL: Commissioners Fung, ~~Moran/Boldridge~~, Levine, Lowenberg, ~~Martin~~,
~~Nothenberg/Prowler~~, Unobskey.

THE CITY PLANNING COMMISSION HAS CONVENED INTO A SPECIAL
DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL
DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT.

- APPROVED 1. 93.380D (TAPE IA: 0365 - 1919) (PASSMORE) 5:00 p.m.
SUBMITTED (4-0)
SENT: BOLDRIDGE
MARTIN
PROWLER
1171 SANCHEZ STREET, east side of Sanchez Street between 25th and Jersey Streets, Lot 24 in Assessor's Block 6536 - Request for Discretionary Review of Building Permit Application No. 9307261 for construction of a two-story rear addition to an existing single-family dwelling including a deck and stairs in an RH-2 (House, Two-Family) District.
- APPROVED 2. 93.390D (TAPE IA: 2028 - 2353) (#0-0145) (PASSMORE) 5:40 p.m.
SUBMITTED (4-0)
SENT: BOLDRIDGE
MARTIN
PROWLER
2310 CECILIA AVENUE, east side between Santiago and Taraval Streets, Lot 35 in Assessor's Block 2344A - Request for Discretionary Review of Building Permit Application No. 9308960 for revision to approval permit #9114428 in which the height of the adjacent building on the east side was dimensioned in error. The work under the permit is to reflect the condition as built. Verified in the field as 2 feet higher. It is in an RH-1 (D) (House, One-Family: Detached) District.
- CONTINUED 3. 93.383D (TAPE IB: #0155 - 1049) (PASSMORE) 5:50 p.m.
10-7-93
AIA REVIEW (4-0)
SENT: BOLDRIDGE
MARTIN
PROWLER
461 - 2ND AVENUE, west side of 2nd Avenue between Geary Boulevard and Anza Street, Lot 12 in Assessor's Block 1542 - Request for Discretionary Review of Building Permit Application No. 9222268 for the construction of a three-story rear addition to an existing single-family dwelling. The project proposes one additional

dwelling unit for a total of two dwelling units in an RH-2 (House, Two-Family) District.

APPROVED 4.
AS SUBMITTED
(4-0)

ABSENT: BOLDRIDGE
MARTIN
PROWLER

93.392D (TAPE IB: #1054-2358) (TAPE IIA: #0-0170) (PASSMORE) 6:05 p.m.
89 BARCELONA AVENUE, west side of Barcelona Avenue between Terra Vista Street and Anzavista Avenue, Lot 2 in Assessor's Block 1113 - Request for Discretionary Review of Building Permit Application No. 9306776 for a single-story vertical addition to an existing single-family dwelling. The project proposes one additional dwelling unit for a total of two dwelling units in an RH-2 (House, Two-Family) District.

APPROVED 155.
SUBMITTED WITH
FURTHER REVIEW
OF EXTERIOR
MATERIAL (4-0)
ABSENT: BOLDRIDGE
MARTIN
PROWLER

93.401D (TAPE IIA: #0175-1535) (PASSMORE) 6:38 p.m.
2830 JUDAH STREET, north side of Judah Street between 33rd and 34th Avenues, Lot 15 in Assessor's Block 1788 - Request for Discretionary Review of Building Permit Application No. 9308516 for the construction of a rear 2-story addition with roof deck and canopy to an existing 3-story, 2-unit building within an RH-3 (House, Three-Family) District.

6.
WITHOUT HEARING,
CONTINUED
TO 9-30-93
(4-0)

ABSENT: BOLDRIDGE,
MARTIN, PROWLER

93.404D (TAPE IIA: #1551-1574) (PASSMORE) 7:06 p.m.
51 EAGLE STREET, west side of Eagle Street between Yukon and Mono Streets, Lot 15 in Assessor's Block 2713 - Request for Discretionary Review of Building Permit Application No. 9307476 to extend the front of the three story over basement one family dwelling 9'6" toward Eagle Street at all three floors in an RH-2 (House, Two-Family) District.

7.
PUBLIC HEARING CLOSED.
CONTINUED TO 10-7-93
FOR DULK, DESIGN &
NEIGHBORHOOD CHARACTER
BY THE AIA
(4-0)

ABSENT: BOLDRIDGE,
MARTIN, PROWLER

93.418D (TAPE IIA: #1588-2345) (TAPE IIB: #0-1982) (PASSMORE) 7:10 p.m.
5 VULCAN STAIRWAY, south side of Vulcan Stairway between Ord and Levant Streets, Lot 28 in Assessor's Block 2626 - Request for Discretionary Review of Building Permit Application No. 9310936 for remodeling of and alteration to an existing single-family dwelling which includes a horizontal and a vertical addition in an RH-1 (House, One Family) District.

8.
D.R. WITHDRAWN

93.419D (TAPE IIA: #1577-1586) (PASSMORE) 7:09 p.m.
4301 - 21ST STREET, south side of 21st Street between Worth and Douglass Streets, Lot 1 in Assessor's Block 2766 - Request for Discretionary Review of Building Permit Application No. 9306463 for removal of a rear yard deck and construction of a new deck and stairs at the rear of an existing single-family dwelling in an RH-2 (House, Two-Family) District.

APPROVED 9.
AS SUBMITTED
(4-0)

ABSENT: BOLDRIDGE
MARTIN
PROWLER

93.447D (TAPE IIB: #2164-2344) (TAPE IIIA: #0-1590) (PASSMORE) 8:12 p.m.
2038 - 44TH AVENUE, east side of 44th Avenue between Pacheco and Quintara Streets, Lot 39 in Assessor's Block 2163 - Request for Discretionary Review of Building Permit Application No. 9307523 for construction of a rear two-story addition to an existing single-family dwelling in an RH-1 (House, One-Family) District.

APPROVED 10.
STAFF RECOMMENDATION
TO INCREASE REAR

93.453D (TAPE IIIA: #1543-3130) (TAPE IIIB: #0-0990) (PASSMORE) 8:14 p.m.
199 SWEENEY STREET, southeast side of Sweeney between Merrill Street and Barnefeld Avenue, Lot 26 in Assessor's Block 5879 - Request for Discretionary Review of Building Permit Application No. 9307523 for construction of a rear two-story addition to an existing single-family dwelling in an RH-1 (House, One-Family) District.
YARD DEPTH TO 33% FOR BOTH 199 & 195 SWEENEY & INCREASE 3RD FL. FRONT SETBACK OF 195 SWEENEY TO 12 FT. IF PROJECT SPANSON DOES NOT COMPLY WITHIN 30 DAYS, DEPARTMENT IS DIRECTED TO DENY THE PROJECT.
(4-0); ABSENT: BOLDRIDGE, MARTIN, PROWLER.

Review of Building Permit Application No. 9305704 for construction of a three-story single family dwelling in an RH-1 (House, One-Family) District.

PUBLIC COMMENT

(TAPE III B: #0990-1636)

M. McMillan
VARIOUS SITES
ON AIR
D.R.
PROCEDURE
GARET SIGEL
D.R.
PROCEDURE

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

Adjournment 9:45 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 083093

SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



DRAFT SUMMARY

DOCUMENTS DEPT

SEP 8 - 1993

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY

SEPTEMBER 2, 1993

BOARD OF SUPERVISOR' CHAMBERS
SECOND FLOOR, CITY HALL
1:30 P.M.

1:30 P.M.

ROLL CALL: Commissioners Fung, ~~Moran~~ Boldridge, Levine, Lowenberg, Martin,
ALL PRESENT ~~Nothenberg~~/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 93.180E & 93.191E (GLASNER)
361-377 FILBERT STREET AND 115 TELEGRAPH HILL BOULEVARD, (Block 105, lots 34, 35, 36) - the proposed construction of one six-unit residential building and conversion of a two-unit a one-unit building, after demolition of four buildings containing a total of nine units and merging the three lots involved. 1440-1446 KEARNY STREET (Block 105, lot 29) - renovation of a four-unit building to a 2-unit building.
change to 30th
(Proposed for Continuance to September 23, 1993)
2. 93.354C (PEARL)
2001 - 17TH STREET, southwest corner of Kansas Street; Lot 1 in Assessor's block 3977 -- Request for Authorization of Conditional Use to extend the hours of operation to 2:00 a.m. closing time for a limited nonconforming bar and restaurant in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance Indefinitely)

1 & 2
CONTINUED
- SHOWN
animous
te (7-0)

B. PUBLIC COMMENT

Flora Ramirez:
AB 133

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

- Levine, Fung request information on AB133. Report by L. Blazej 9/23/93
- Consensus that grouping DR's all on one meeting is a good idea; 5 PM time also a plus.

Report on
East Slope
Rezoning
- 10/1/93
L. Blazej
Presentation
9/9/93 by
Montana

D. DIRECTOR'S REPORT

3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS: none

E. TIER III CASES

(BERKOWITZ)

4. 3804 CLAY STREET, north side between Maple and Cherry Streets, Lot 4 in Assessor's Block 992 - Informational presentation of Building Permit Application No. 9307438 for the construction of a one-story breakfast room at the existing second level of a one-family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044. Language Needed
5. 25 17TH AVENUE, west side north of Lake Street, Lot 21 in Assessor's Block 1341, RH-1 (Residential, House, One-Family) District. Informational presentation of Building Permit Application No. 9310715 proposing construction of a carport with a roof deck within the existing side yard of a single-family dwelling and extending from within three feet of the front property line to the rear of the existing dwelling, having a rear yard of approximately 34 feet. This project is being presented to the Commission pursuant to Commission Resolution 12044; no opposition to the project has been filed with the Department of City Planning.
6. 1843 25TH AVENUE, west side corner between Noriega and Ortega Streets, Lot 1G in Assessor's Block 2062, RH-1 (Residential, House, One-Family) District.

FOR ITEMS

4 > 10
No Opposition
No D.R.
(47-0)

Item 6 continued

POSITION
DR
7-0)

Informational presentation of Building Permit Application No. 9310641, a proposal to add a two-floor, 18-foot horizontal addition at the rear of an existing two-floor, single-family dwelling. This project is being presented to the Commission pursuant to Commission Resolution No. 12044; no opposition to the project has been filed with the Department of City Planning.

7. 15 BUENA VISTA TERRACE, east side between Duboce Avenue and 14th Street, Lot 44 in Assessor's Block 2609, RH-2 (Residential, House, Two-Family) District. Informational presentation of Building Permit Application No. 9310446 for a five-floor horizontal expansion at the rear of an existing five-floor, three-unit dwelling. The alteration also includes major interior renovation to the entire dwelling and conversion to a single-family dwelling. This project is being presented to the Commission pursuant to Commission Resolution No. 12044; no opposition to the project has been filed with the Department of City Planning.
8. 459 40TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 25 in Assessor's Block 1472, RH-1 (Residential, House, One-Family) District. Informational presentation of Building Permit Application No. 9309690, a proposal for a two-floor, 9'-6" deep horizontal extension at the rear of an existing two-floor, one-family dwelling leaving an irregularly shaped rear yard varying from approximately 33 feet to 63 feet deep. This project is being presented to the Commission pursuant to Commission Resolution No. 12044; no opposition to the project has been filed with the Department of City Planning.
9. 1862 47TH AVENUE, east side between Noriega and Ortega Streets, Lot 24 in Assessor's Block 2083, RH-1 (Residential, House, One-Family) District. Informational presentation of Building Permit Application No. 9305232 to construct a two-story addition to the rear of an existing two-story single-family dwelling. This project is being presented to the Commission pursuant to Commission Resolution No. 12044; no opposition to the project has been filed with the Department of City Planning.
10. 541 6TH AVENUE, west side between Anza and Balboa Avenues, Lot 7 in Assessor's Block 1549, RH-3 (Residential, House, Three-Family) District. Informational presentation of Building Permit Application No. 9306127 for construction of a new three-floor, two-unit dwelling having a ground floor which projects approximately 12 feet beyond the adjacent dwellings leaving an approximately 48 foot deep rear yard. The depth of the upper two floors would be the average of the adjacent dwellings. This new dwelling would replace an existing dwelling on the site. This project is being presented to the Commission pursuant to Commission Resolution No. 12044; no opposition to the project has been filed with the Department of City Planning.
- >11. 2740 DIVISADERO STREET, east side between Green and Vallejo Streets, Lot 18 in Assessor's Block 953, RH-1 (Residential, House, One-Family) District. Informational presentation of Building Permit Application No. 9310717, a proposal

MOVE
M
LENDAR
R. FILED
8/11/93

Item 11 continued

for an 11.33 foot deep by 19.58 foot wide two-floor high addition at the rear of a three-floor, single-family dwelling. This project is being presented to the Commission pursuant to Commission Resolution No. 12044; no opposition to the project has been filed with the Department of City Planning.

2:PM F. CONSIDERATION OF FINDINGS & FINAL MOTIONS - PUBLIC HEARING CLOSED

12. 91.159EXH (BADINER)
801 MARKET STREET, southwest corner of Fourth Street, Lots 1, 46 and 47 in Assessor's Block 3705: Request for Determinations of Compliance and Exceptions under Section 309 (Permit Review in C-3 (Downtown) Districts) and Request for a Permit to Alter a Category 1 Building pursuant to Section 1111 which allows alterations to the Pacific 1 Building. The proposed project would consist of the adaptive reuse of the historic Pacific Building (Pacific I), the renovation of an adjacent 16-story office building (Pacific II), and the construction of a ten-story building on the Pacific III site. The interiors of Pacific I and Pacific II would be reconstructed and the floor plates aligned. The project would integrate these three buildings into a single structure that would be a vertical retail and office complex organized around a seven-story atrium. All office space in existing structures would be converted to retail use with the exception of the top six stories of Pacific II.
 NOTE: ON AUGUST 5, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER LEVINE WAS ABSENT.
 (Continued from Regular Meeting of August 19, 1993)

13. 93.054T (GREEN)
MCDONALD'S DRIVE THROUGH, Adoption of Resolution Approving an amendment to Section 719.25 of the City Planning Code to amend the Haight Street Neighborhood Commercial District Zoning Controls to allow Drive-Up Facilities as a Conditional Use.
 Public Hearing Closed on July 15, 1993. Note: Commissioner Levine reviewed all materia
 (Continued from Regular Meeting of August 19, 1993.)
 NOTE: ON JULY 15, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE BY A VOTE OF 5-1. COMMISSIONER UNOBSKEY VOTED NO AND COMMISSIONER LEVINE WAS ABSENT.

G. REGULAR CALENDAR

14. 92.636L (MARSH)
1123 POWELL- SAN FRANCISCO KOREAN METHODIST CHURCH, west side between Washington and Jackson Streets, Lot 5 within Assessor's Block 191. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the San Francisco Korean Methodist Church as Landmark No. 205 or a Structure of Merit pursuant to Article 10 of the City Planning Code. Lot 5 within Assessor's Block 191 is zoned Chinatown Residential Neighborhood Commercial District (CRNCD) and is located within a 65-X Height and Bulk District.
 (Continued from Regular Meeting of August 19, 1993)

Item 92.636L continued

NOTE: ON AUGUST 5, 1993, AFTER RECEIVING PUBLIC TESTIMONY THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER TO AUGUST 19, 1993 BY A VOTE OF 6-0. COMMISSIONER LEVINE WAS ABSENT. AT THE COMMISSION'S REGULAR MEETING OF AUGUST 19, 1993, COMMISSIONER LEVINE STATED SHE HAD RECEIVED AND REVIEWED ALL RELATED CASE MATERIAL AND WAS PREPARED TO PARTICIPATE IN ANY AND ALL COMMISSION ACTIONS ON THIS MATTER.

ulation #
670

PROVED 15. +6-0)
owler absent

(DOWDEE)
COMMISSION AUTHORIZATION OF COMPUTER CONSULTANT--Authorizing the Director of Planning to enter into a contract with Bren Norris Associates, Inc. to expend funds not to exceed \$50,000 for work to be completed by June 30, 1994.

continued
September 9

(BASH)
16. Public Hearing to review Department of City Planning levels of service in meeting performance targets for permit and application processing Fiscal Year 1992-1993.

FORMATION
PUBLIC
ESTIMONY
ACTION

(CHIONG)
17. NORTHEAST MISSION INDUSTRIAL ZONE PRESENTATION, Staff presentation of two alternate proposals for the Northeast Mission Industrial Zone (NEMIZ). An Industrial Special Use District (ISUD) report proposes the preservation of industry by prohibiting housing in a core area with a buffer are of an M-1 zoning and mixed used districts, including residential on the fringes. A Bioscience Special Use District (BSUD) report proposes a area primarily for bioscience uses and a buffer area of industrial preservation, both prohibiting residential development. As in the ISUD proposal, mixed use districts, including residential would be on the fringes. This matter is not a public hearing but for information only.

30 -5:00 P.M.

otion
3568
animous Approv.
(+7-0)

(NIXON)
18. 93.434C
1220-1222 FOLSOM, north side between 8th and 9th Streets; Lot 9 in Assessor's block 3729 - Request for authorization of conditional use to demolish two dwelling units and construct a three-story plus mezzanine building containing four live/work units pursuant to Planning Code Section 803.5(b). The property is located within a SLR (Service/Light Industrial/Residential), Mixed Use) District and a 50-X Height and Bulk District.

otion
3569
animous Approv.
(+7-0)

(NIXON)
19. 93.258C
432-438 NATOMA STREET, northeast corner of Mary Street, Lots 45, 46 and 47 in Assessor's Block 3725: Request for Conditional Use Authorization to establish a 24 space parking lot pursuant to Planning Code Section 223(L). The property is located within a C-3-S (Downtown Commercial Support) District and a 160-F Height and Bulk District.
Continued from Regular Meeting of August 12, 1993

continued
October 14
(+7-0)

(BERKOWITZ)
20. 93.149D
434 - 36th AVENUE, east side between Clement Street and Geary Boulevard, Lot 41 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit

Application No. 9301101 for the construction of a three story rear yard addition to a single family house in an RH-1 (House, One-Family) district

NOTE: ON MAY 20, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER TO JUNE 10, 1993 BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, FUNG, AND PROWLER WERE ABSENT.
(Continued from Regular Meeting of August 26, 1993)

Vote: 6-0
Lexine excused
No D.R.

21. 93.288D

(GREEN)

2300-16TH STREET, Request for Discretionary Review of Building Permit

Application No. 9306790S which proposes installation of a large retail establishment (Price Club Store). Permit proposes interior alterations with no building expansion.

Adjournment : 8:40 P.M.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information.

Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 090293

SEP 14 1993

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY
SEPTEMBER 9, 1993
ROOM 282, CITY HALL
3:00 P.M.

CONVENE AT
3:00 P.M.

ROLL CALL: ACTING CHAIR
Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, Martin, ~~Nothenberg/Prowler, Unobskey~~

STAFF: Robert W. Passmore, Zoning Administrator; Milton Edelin, Assist. Director; S.A. Rogers, Acting Secretary

A. ITEMS TO BE CONTINUED - AS SHOWN

1. 89.626E (McCORMICK)
18TH AVENUE AND PRESIDIO, Lots 22, 23 and 24 in Assessor's Block 1341. Appeal of Preliminary Negative Declaration. Construct three single-family houses on three undeveloped parcels adjacent to the Presidio between 17th and 18th Avenues north of Lake Street accessed via a private, pier supported driveway from 18th Avenue. The houses would be three story structures with up to 4,000 square feet of living space and parking for two automobiles.
(Proposed for Continuance to September 30, 1993)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

Levine: Calendar print too small; Rec/Park Task Force established to study open space issues; Open Space tours.

D. DIRECTOR'S REPORT2. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS (no meetings of BPA - 3 weeks)

ADD ITEM 3.A. →
 AB 133-AB1036)
 EMERGENCY
 ACTION TAKEN!
 WITHOLD CPC CODE
 RE ARTICLE 4.
 ID
 (+4-1)
 Boldridge /opposed
 Jobskey,
 Martin absent
 above is ACTION
 on item 3.A.

BILL IN LEGISLATURE RE/ LANDMARKING CHURCHES (MARSH/BOYAJIAN) (WYCKO)
 CITYWIDE TRAVEL BEHAVIOR SURVEY - REPORT #2, Presentation concerning SPEAKERS:
 findings from Citywide Travel Behavior Survey (CTBS) for visitor travel report and John Bardis
 from report on factors used for Transit Impact Development Fee (TIDF) ordinance. John Barbe
 (INFORMATION ONLY - NO ACTION REQUIRED)

(BASH)
PERMIT AND APPLICATION PROCESSING FISCAL YEAR 1992-1993--Public

Hearing to review Department of City Planning levels of service in meeting
 performance targets for permit & application processing. (INFORMATION - NO ACTION)
 DISCUSSION BY COMMISSION

5. 5:45 BEGAN (AFTER ITEM 14 taken OUT OF ORDER) (MONTANA)

ARTIST LIVE/WORK ZONING--Informational presentation on the status of artist
 live/work units five years after the adoption of the citywide artist live/work zoning
 and three years after the adoption of the South of Market live/work zoning.
 (INFORMATION - NO ACTION) DISCUSSION BY COMMISSION

E. UNCONTESTED CASE CALENDAR

CONSENT
 CALENDAR

-APPROVED

(+4-0)

Absent:

Prowler

Unobskey

Martin

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. Following review by the Department, it has been determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

6. 93.422C (HING)

1233 POLK STREET, northwest corner of Polk and Fern Streets; Lot 4 in Assessor's Block 670 -- Request for Conditional Use Authorization to add live entertainment within an existing Full Service Restaurant and Bar in the Polk Street Neighborhood Commercial District.

7. 367 STAPLES AVENUE, Informational presentation of Building Permit Application No. 9310538,

proposing a two-story, 13 feet deep horizontal extension at the rear of an existing two-floor, single-family dwelling in an RH-1 (Residential, House, One-Family) District leaving an approximate 25-foot 7-inch deep rear yard. This project is being presented to the Commission pursuant to Commission Resolution No. 12044; no opposition to the project has been filed with the Department of City Planning.

8. 231 TARA STREET, Informational presentation of Building Permit Application No. 9309506 proposing

construction of a two-story rear addition to an existing single-family house in an RH-1 (Residential, House, One-Family) District. This project is being presented to the Commission pursuant to Commission Resolution No. 12044; no opposition to the project has been filed with the Department of City Planning.

9. 2446-28TH AVENUE, Informational presentation of Building Permit Application No. 9307191 proposing

construction of a two-story rear addition to an existing single-family house in an RH-1 (Residential, House, One-Family) District. This project is being presented to the Commission pursuant to Commission Resolution No. 12044; no opposition to the project has been filed with the Department of City Planning.

9:11

-Removed

at

request

of

Eva Hue,

Questions

of notice

-Approved

separately

(+4-0)

<9.

Absent as above

10. 785 FRANCISCO STREET, Informational presentation of Building Permit Application No. 9310434, proposing construction of a 16' wide garage door in an RH-3 (Residential, House, Three-Family) District. This project is being presented to the Commission pursuant to Commission Resolution No. 12044; no opposition to the project has been filed with the Department of City Planning.
11. 2467 21ST AVENUE, Informational presentation of Building Permit Application No. 9310727, a proposal for a single-story 9'-6" deep horizontal extension at the rear of an existing two-story single-family dwelling, leaving a rear yard of approximately 47 feet. This project is being brought to the Commission's attention pursuant to the Planning Commission Resolution No. 12044.
12. 1776-80 GREEN STREET, Informational presentation of Building Permit Application No. 9019913, proposing a 3-story rear addition with an additional 4th-story bedroom in an RH-2 (Residential, House, Two-Family) District. This project is being presented to the Commission pursuant to Commission Resolution No. 12044; no opposition to the project has been filed with the Department of City Planning. (concern regarding notification)
13. 38 CAMEO WAY, Informational Presentation of Building Permit Application No. 9310308 for legalizing the solarium built in the rear of the house (19 ft deep x 2 stories) and the addition of a 4 foot deck extending from the north side half-way across the rear of the solarium structure. It is in an RH-1 (Residential, House, One-Family) District. This project is being presented to the Commission pursuant to Commission Resolution No. 12044; no opposition to the project has been filed with the Department of City Planning.

G. REGULAR CALENDAR

IN OUT OF
ER UNDER
ECTOR'S
ORT 5:20PM
OLUTION #13571
5-0)

(KENDALL)

14. PRESIDIO PLANNING GRANT, Consideration of Resolution authorizing Planning Director to apply for and expand up to \$150,972⁺ grant funding from the Department of Interior, National Park Service for Presidio planning and coordination activities. *152,426

- 15a. 93.101ECV (PEARL)

NTINUED
TO
TOBER 7, 1993
5-0)
ut: Unobskey,
Martin

88-90 TWENTY-NINTH STREET AND 695 SAN JOSE AVENUE, northeast corner; Lots 19, 20 and 21 in Assessor's Block 6597: Request for authorization of Conditional Use for reduction of the off-street parking requirement to construct three, three-story mixed use buildings (ground story retail and residential use on the second and third stories) containing a total of 10 dwelling units while providing only five standard-size, independently-accessible off-street parking spaces when a total of 10 spaces would be required, in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

The project also includes a request for Variance for Determination for Gasoline Service Station Conversion to demolish an existing automobile repair shop (former gasoline station).

(Continued from Regular Meeting of August 26, 1993.

- 15b. 93.101ECV (PEARL)

88-90 TWENTY-NINTH STREET AND 695 SAN JOSE AVENUE, northeast corner; Lots 19, 20 and 21 in Assessor's Block 6597 in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
ZONING ADMINISTRATOR CONVERSION DETERMINATION FOR GASOLINE SERVICE STATION: The proposal is to allow the conversion of the property containing a former gasoline service station to other uses.

Item 93.101ECV continued

to
October 7, 1993

Section 228.4 of the Planning Code establishes criteria for the Zoning Administrator Conversion Determination. The Zoning Administrator shall approve the application and authorize the gasoline service station conversion if the Zoning Administrator determines from the facts presented that the owner of the subject property is not earning a fair return on investment. There shall be a rebuttable presumption that the property owner is earning a fair return on investment if the property owner has earned at least a nine percent return on the property owner's total investment in the property for the last 24 month period immediately preceding the filing of the application.

(Continued from Regular Meeting of August 26, 1993.)

SPECIAL DISCRETIONARY REVIEW HEARING**NOTICE**

6:30
AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

Edelin left
Prowler left
(Unobskey, Martin absent)

BEGAN AT 6:30 P.M.

16.
Approve Project
No DR
(+ 4-0)

93.318D (COLEMAN)
472 DELLBROOK AVENUE, westside between Panorama Drive and Clarendon Avenue, lot 20 in Assessor's Block 2780. Request for Discretionary Review of Building Permit Application No. 9304124 for the construction of a vertical addition that adds a story to an existing one over garage single-family dwelling in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of August 26, 1993)

17.
CONTINUED
WITH INSTRUCTIONS, TO
SEPTEMBER
30, 1993

93.308D (COLEMAN)
24 SAN BENITO WAY, west side between St. Francis Boulevard and San Anselmo Avenue; lot 4 in Assessor's Block 3072 -- Request for Discretionary Review of Building Permit Application No. 93058775 to remove a one-story sunroom and the construction of a two-story addition that extends 13 feet 8 inches to the rear in an RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of August 26, 1993)

18.
Approve Project
NO DR.
(+ 4-0)

93.033D (COLEMAN)
123-25 - 22ND AVENUE, eastside between Lake and California Streets Lots 3 in Assessor's Block 1382 - Staff initiated Discretionary Review of Building Permit Application No. 9213454 for demolition of a two family dwelling and construction of a two family dwelling in an RH-2 (House Two-Family) District.

19. 93.427D

(PASSMORE)

LENDARED
ERROR
ADVERTISED

222 EL CAMINO DEL MAR, north side of El Camino Del Mar between 25th and 26th Avenues, Lot 6 in Assessor's Block 1304 - Request for Discretionary Review of Building Permit Application No. 9309632 for a vertical expansion of an existing single-family dwelling within an RH-1 (House, One-Family) District.

Adjournment 8:45

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information.

Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 090993

SAN FRANCISCO CITY PLANNING COMMISSION ACCESSIBLE MEETING POLICY

- Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
- American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
- To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
- Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
- Accessible seating for persons with disabilities (including those using wheelchairs) will be available.





NOTICE OF CANCELLATION

OF THE
CITY PLANNING COMMISSIONS'
REGULAR MEETING
THURSDAY
SEPTEMBER 16, 1993

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco City Planning Commission for Thursday, September 16, 1993 has been canceled.

Linda Avery
Commission Secretary

PLANNING COMMISSION ROSTER

| | |
|---------------------------------------|-------------------------|
| PRESIDENT | SIDNEY R. UNOBSKEY |
| V. PRESIDENT | FRANK S. FUNG |
| COMMISSIONER | M. TOBY LEVINE |
| COMMISSIONER | SUSAN E. LOWENBERG |
| COMMISSIONER | LARRY MARTIN |
| EX-OFFICIO | ANSON B. MORAN, GM, PUC |
| (ALT for GM, PUC) | ROMAINE BOLDRIDGE |
| EX-OFFICIO | RUDOLF NOTHENBERG, CAO |
| (ALT for CAO) | DAVID PROWLER |
| LUCIAN BLAZEJ, DIRECTOR OF PLANNING | |
| ROBERT PASSMORE, ZONING ADMINISTRATOR | |
| LINDA AVERY, COMMISSION SECRETARY | |

CSS
#21
9/23/93

DRAFT SUMMARY

DOCUMENT NO. 11
COT 12 1003
SAN FRANCISCO
PUBLIC LIBRARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
SEPTEMBER 23, 1993
ROOM 282, CITY HALL
1:00 P.M.

1:30
1:00 P.M.

ROLL CALL: Commissioners Fung, ~~Moran~~/Boldridge, Levine, Lowenberg, Martin,
~~Nothenberg~~/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

CONTINUED
AS
SHOWN
(7-0)

1. 93.180E & 93.191E (GLASNER)
361-377 FILBERT STREET AND 115 TELEGRAPH HILL BOULEVARD, (Block 105, lots 34, 35, 36) - the proposed construction of one six-unit residential building and conversion of a two-unit to a one-unit building, after demolition of four buildings containing a total of nine units and merging the three lots involved. 1440-1446 KEARNY STREET (Block 105, lot 29) - renovation of a four-unit building to a 2-unit building.
(Proposed for Continuance to September 30, 1993)
OCTOBER 28,

B. PUBLIC COMMENT

VARIOUS
SPEAKERS

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

*FUNG: RECOMMEND NO EARLY READ ON PROJECTS AT STAFF LEVEL
UNOBSKEY: HOW TO PROCEED WITH THESE CASES
LOWENBERG: FISHERMAN'S WHARF - NEEDS COST ESTIMATE TO FINISH PLAN
LEVINE: CONVERSION OF HOUSING*

D. DIRECTOR'S REPORT

No ACTION 2. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

* *DIRECTOR'S MATTERS: - CAL POLY URBAN DESIGN INTERNSHIP PROGRAM
- CITY'S MANAGERIAL EXCELLENCE AWARD TO KOHLSTRAND*

E. TIER III CASES: Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

ITEMS

3-5,

No OPPOSITION.

No D.R.

(6-0)

ABSENT:

UNOBSKEY



3. (BERGDOLL)

120-122 - 3RD AVENUE, Building Permit Application No. 9304305 proposing reconstruction of the existing two-story deck in the rear yard in an RH-2 (Residential house, two-family) District.

4. (ANDRADE)

250 MUNICH STREET, Building Permit Application No. 9308808 proposing construction of a two story rear addition to an existing single family house in an RH-1 (Residential, House, One-Family) District.

5. (BANALES)

719- 12TH AVENUE, Building Permit Application No. 9310005 to extend the second floor of an existing three-story single-family dwelling so that the rear building wall at the second level is aligned with the first level. The project also proposes the addition of a 12-foot by 25-foot deck at the rear of the dwelling.

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

6. 93.437C (BERGDOLL)

2550 SAN BRUNO, west side between Burrows Street and Felton Street; Lot 8 in Assessor's Block 5981 -- Request for Conditional Authorization to reduce the parking requirements for an existing upper story dwelling unit in a NC-2 (small scale) Neighborhood Commercial District. The proposal is to legalize one dwelling unit installed without benefit of permits, to provide a total of two legal units. The existing third dwelling unit will be merged with a second floor unit.

APPROVED

w/ CONDITIONS

(7-0)

MOION #:

13573

- APPROVED
/ CONDITIONS
(7-0)
ACTION #:
13574
- 93.375C: (PEARL)
1328 CASTRO STREET, west side between 24th and Jersey Streets; Lot 4 in Assessor's Block 6506: -- Request for authorization of Conditional Use under Section 161.(j) of the Planning Code to reduce the residential off-street parking requirement for an existing mixed use building in the 24th - Noe Streets Neighborhood Commercial District and a 40-X Height and Bulk District.

G. REGULAR CALENDAR

- THOUT
HEARING,
CONTINUED
INDEFINITELY
(7-0)
7. 93.389C (PEARL)
1568 HAIGHT STREET, north side, between Ashbury and Clayton Streets; Lot 17 in Assessor's Block 1231: -- Request for authorization of Conditional Use to add OTHER ENTERTAINMENT (place of entertainment permit) under Section 719.48 of the Planning Code in an existing full-service restaurant and bar in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.
- THOUT
HEARING,
CONTINUED
TO 9-30-93
(7-0)
8. 92.498C (MILLER)
3065 JACKSON STREET AND 3150 AND 3185 WASHINGTON STREET, Lot 34 in Assessor's Block 982 and Lot 26 in Assessor's Block 999: Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit SECONDARY SCHOOL (University High School) requiring possible exceptions from City Planning Code standards for open space, floor area ratio and off-street parking in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of August 19, 1993)

- THOUT
HEARING,
CONTINUED
TO 10-21-93
(7-0)
9. 92.372C (MILLER)
1435 PALOU AVENUE, southwest side between Keith and Lane Streets, Lot 26 in Assessor's Block 5325 -- Request for authorization of CONDITIONAL USE to allow expansion of a RELIGIOUS FACILITY (Sonlight Pentecostal Holiness Temple) in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of May 27, 1993)

- APPROVED
/ CONDITIONS
(7-0)
ACTION #:
13575
10. 93.296C (HING)
1980 UNION STREET, Lot 13 in Assessor's Block 531 -- Request for Conditional Use Authorization to modify conditions of a previously authorized conditional use (Motion No.11670) for live entertainment within an existing full service restaurant and bar in the Union Street Neighborhood Commercial District. The proposal would add amplified live entertainment
(Continued from Regular Meeting of August 19, 1993)

4:30 P.M.

- MEETING HELD
ACTION TAKEN
11. 93.469I (SKIFFER) COURT REPORTER PRESENT
University of San Francisco, 2130 Fulton Street, north side of Fulton Street, Parker and Masonic Streets, Lot 1 in Assessor's Block 1145, the area generally bounded

RECESS FROM
3:45 - 4:30 P

Item 93.469I continued

by Anza Street, Masonic Avenue, Fulton Street, Stanyan Street, Turk Street, and Parker Street - Public Hearing to consider the University of San Francisco Institutional Master Plan covering ten years of development from 1993.

5:55
5:30-P.M.

RECESS FROM
5:30 - 5:55P

APPROVED. 12.
NEG. DEC.
UPHELD.
(6-1)
NO: MARTIN
MOTION #
13596

93.155E (GITELMAN)
DE HARO/RHODE ISLAND LIVE/WORK. APPEAL OF PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct up to 14 live/work units in four buildings on a segment of a former railroad right of way (Assessor's Block 3956, Lot 7) in the Northern Potrero Hill Neighborhood. The project would also subdivide the site into three lots.
(Continued from Regular Meeting of August 19, 1993)

PUBLIC HEARING 13.
CLOSED.
INTENT TO APPROVE
W/ CONDITIONS
PENDING REVIEW OF
DESIGN, SIZE/BULK,
SOUND PROOFING,
PARKING, CITY
ATTORNEY WRITTEN
OPINION ON
LEGALITY &
ENFORCEABILITY
OF N.S.R.'S
(4-3)

93.155D (MONTANA)
DE HARO/RHODE ISLAND LIVE/WORK. REQUEST FOR DISCRETIONARY REVIEW. Consideration of Discretionary Review of Site Permit Application No. 9310051S to construct up to 14 artist live/work units at 370 Deharo Street in the Showplace Square industrial district. Case Number 93.155E proposed to construct four 40 foot tall buildings each containing 3 or 4 condominium live/work units whose occupancy is limited to persons engaging in arts activities, as defined by Section 102.2 of the Planning Code, as the primary work activity within the unit. The proposed site is adjacent to an existing nightclub which may present land use conflicts to persons sleeping in the live/work units. Additionally the Planning Commission, on April 8, 1993, questioned the appropriateness of residential use within the Showplace Square industrial district. In view of this concern, Planning Department staff has initiated this Discretionary Review to be held on the same date as a schedule appeal hearing on a Preliminary Negative Declaration environmental evaluation for the project
(Continued from Regular Meeting of August 19, 1993)

NO: BOLDRIDGE
LOWENBERG
MARTIN
FINAL LANGUAGE:
11-4-93

RECESS FROM
9:50P - 10:00P

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE

AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 7:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

- MEETING HELD. 14. 93.372D (HERRERA)
 CONTINUED TO 2515 SACRAMENTO STREET, southside of Sacramento between Steiner and
 10-14-93 Filmore Streets, Lot 22 in Assessor's Block 635 -- Request for Discretionary Review
 (6-0) of Building Permit application No. 9309578S to merge three housekeeping units with
 an existing dwelling unit resulting in a change from five to legal dwelling units.
 PRESENT: BOLDRIDGE
 HEARING 15. 93.420D (BERKOWITZ)
 PROPOSED INTENT TO 100 ALTA STREET, northwest corner at Montgomery Street, Lot 51 in Assessor's
 IMPROVE WITH Block 105 - Request for Discretionary Review of Building Permit application No.
 CONDITIONS (5-1) 9220258 for the remodeling of a seven unit residential building into a four dwelling
 LEVINE unit residential building in an RH-3 (House, Three-Family) district.
 PRESENT: BOLDRIDGE
 LAL LANGUAGE: 10-7-93
 16. 90.585D (BERKOWITZ)
 WITHOUT HEARING, 865 WISCONSIN, east side between 22nd and 23rd Streets, Lot 61 in Assessor's
 CONTINUED TO Block 4162 - Request for Discretionary Review of Building Permit Application No.
 10-14-93 9016979 for a vertical and horizontal extension and the addition of a second
 (6-0) dwelling unit to a single family house in an RH-2 (House, Two-Family) district.
 PRESENT: BOLDRIDGE

Adjournment — 11:50p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information.

Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 092393

**SAN FRANCISCO CITY PLANNING COMMISSION
 ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 2B2, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. To allow individuals with environmental illness or multiple chemical sensitivity to attend the hearing, individuals are requested to refrain from wearing perfume or other scented products.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue penimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



DRAFT SUMMARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO CITY PLANNING COMMISSION REGULAR MEETING

THURSDAY
SEPTEMBER 30, 1993
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
OCT 3 1993
SAN FRANCISCO
PUBLIC LIBRARY

1:35
~~1:30 P.M.~~

ROLL CALL: Commissioners Fung, ~~Moran~~/Boldridge, Levine, ~~Lowenberg~~, Martin,
~~Nothenberg~~/Prowler, ~~Unobskey~~.

A. ITEMS TO BE CONTINUED

- CONTINUED¹. 89.626E (McCORMICK)
AS SHOWN 18TH AVENUE AND PRESIDIO, Lots 22, 23 and 24 in Assessor's Block
(5-0) 1341. Appeal of Preliminary Negative Declaration. Construct three
single-family houses on three undeveloped parcels adjacent to the
Presidio between 17th and 18th Avenues north of Lake Street accessed
via a private, pier supported driveway from 18th Avenue. The houses
would be three story structures with up to 4,000 square feet of living
space and parking for two automobiles.
(Proposed for Continuance to October 21, 1993)
- PRESENT: LOWENBERG
UNOBSKEY
- 9-23-93. 93.180E & 93.191E (GLASNER)
E COMMISSION 361-377 FILBERT STREET AND 115 TELEGRAPH HILL BOULEVARD, (Block 105,
CONTINUED lots 34, 35, 36) proposed construction of one six-unit residential building and
conversion of a two-unit to a one-unit building, after demolition of four buildings
THIS MATTER containing a total of nine units and merging the three lots involved. 1440-1446
10-28-93 KEARNY STREET (Block 105, lot 29) - renovation of a four-unit building to a 2-unit
WITHOUT building.
HEARING. (Proposed for Continuance to October 28, 1993)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

LEVINE: VARIOUS ITEMS

FUNG: re: LCC

D. DIRECTOR'S REPORT3. AIA PRESENTATION TO DEPARTMENT OF CITY PLANNING AND CAL POLY

PRESENTATION COMPLETE INTERNSHIP PROGRAM - The American Institute of Architect's presentation of their 1993 National Urban Design Award of Excellence to the San Francisco Urban Design Internship Program sponsored by Cal Poly State University and the San Francisco Department of City Planning.

* DIRECTOR'S UNSCHEDULED MATTERS (BLAZET)

NO ACTION 4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

E. TIER III CASES: Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 2910 VALLEJO STREET, Building Permit Application No. 9312826 proposal for a one story 17'6" deep deck 38'0" wide with a 6'0" radius curve cut outs at the two exposed corners in a RH-1 (Residential House, One-Family) detached.

6. 650-35th AVENUE, Building Permit Application No. 9310481 proposing expansion of the building toward the front property line, up to the average of the adjacent front setbacks. (3 stories at the front, with a fourth story set back 20 feet from the front) in RH-2 (Residential, House, Two-Family) District.

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of

Uncontested cases continued

the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

7. 93.457C (SCOTT)
 APPROVED 1076 STOCKTON STREET, southeast corner of Stockton and Jackson Streets, lot
 1 CONDITIONS 24, in Assessor's Block 193 - Request for Conditional Use Authorization to modify a
 (4-0) condition of previous approval for financial services to allow for changes in
 ACTION #: ownership and tenancy in a CRNC (Chinatown Residential Neighborhood
 13577 Commercial) District. The proposal is to operate a branch of First Republic Thrift
 SENT: FUNG and Loan or other financial services in approximately 3,800 square feet of floor
 LOWENBERG area. The prior approval was for Asian American Bank only.
 UNOSKEY

RECESS FROM
 2:25 - 2:35

55p. 2:30 P.M.

G. REGULAR CALENDAR

8. 92.498C (MILLER)
 APPROVED 3065 JACKSON STREET AND 3150 AND 3185 WASHINGTON STREET, Lot 34 in
 1 CONDITIONS Assessor's Block 982 and Lot 26 in Assessor's Block 999: Request for
 (5-0) authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to
 SENT: UNOSKEY permit SECONDARY SCHOOL (University High School) requiring possible
 LOWENBERG exceptions from City Planning Code standards for open space, floor area ratio and
 ACTION #: off-street parking in an RH-3 (House, Three-Family) District and a 40-X Height and
 13578 Bulk District.
 (Continued from Regular Meeting of September 23, 1993)

9. 93.284C (MILLER)
 APPROVED 435-441 BURNETT AVENUE, eastside between Dixie Alley and Corbett Avenue,
 1 CONDITIONS Lot 44 in Assessor's Block 2745 -- Request for authorization of CONDITIONAL USE
 (5-0) to permit A THIRD AND A FOURTH DWELLING UNIT on a lot with approximately
 SENT: UNOSKEY 12,128 square feet when the City Planning Code allows up to one dwelling unit for
 LOWENBERG each 1,500 square feet of lot area, in an RH-2 (House, Two-Family) District and a
 ACTION #: 40-X Height and Bulk District.
 13579

10. 93.260C PUBLIC HEARING CLOSED (NIXON)
 APPROVE WITH 527 VALENCIA, east side between 16th and 17th Streets; Lot 46 in Assessor's
 1 CONDITIONS Block 3567 - Request for Conditional Use Authorization to add Other Entertainment
 (5-0) as defined by Section 790.30 of the Planning Code (consisting of live entertainment,
 SENT: UNOSKEY dance floor and billiard table) within an existing bar in the Valencia Neighborhood
 LOWENBERG Commercial District.
 ACTION #: (Continued from Regular Meeting of August 26, 1993)

U. LANGUAGE: 10-14-93
 PUBLIC HEARING REMAINS CLOSED

APPROVED 11. 93.397CV (NIXON)
 W/ CONDITIONS 729 FILBERT STREET, south side between Columbus Avenue and Mason Street,
 AS MODIFIED Lot 30 in Assessor's Block 101 - Request for Conditional Use Authorization to allow
 (5-0) a medical service (Code Section 790.114) pursuant to Code Section 186.1(c)(3), on
 ABSENT: LINDBSKY the third story of a three story building. The project is located within the North
 LOWENBERG Beach Neighborhood Commercial District and a 40-X Height and Bulk District. The
 MOTION # Department of Public Health proposes to establish an out-patient psychiatric clinic
 13580 with 40 employees on all three stories of the building.

ZONING 12. 93.397CV (NIXON)
 ADMINISTRATOR 729 FILBERT STREET, south side between Columbus Avenue and Mason Street;
 CLOSED PUBLIC Lot 30 in Assessor's Block 101 in the North Beach Neighborhood Commercial
 HEARING AND District and a 40-X Height and Bulk District. See project description above.
 HAS TAKEN
 THE MATTER
 UNDER
 ADJUDICATION.

OFF STREET PARKING VARIANCE SOUGHT: The Planning Code requires that 37
 parking spaces be provided for the change of use, one for each 300 square feet of
 area, minus the existing legal deficiency of 22 spaces. The application requests a
 variance of 15 spaces. The project does not provide any parking.

APPROVED 13. 93.104C (NIXON)
 W/ CONDITIONS 519 CORTLAND AVENUE, at the northwest corner with Moultrie Street; Lot 16 in
 AS MODIFIED Assessor's Block 5664 - Request for authorization of conditional use to create a
 (5-0) three bedroom, two bath dwelling unit without the required independently accessible
 ABSENT: LINDBSKY parking space pursuant to Code Section 161(j). The property is located within an
 LOWENBERG NC-2 (Small Scale) Neighborhood Commercial District and a 40-X Height and Bulk
 MOTION # District. The proposal is to convert a vacant office on the second story of the
 13581 existing two-story building into a three bedroom two bath dwelling unit. Creation of
 the dwelling unit necessitates the requirement of one additional independently
 accessible parking space. The additional parking space is not provided.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING
 COMMISSION WILL CONVENE INTO A SPECIAL
 DISCRETIONARY REVIEW HEARING. PROCEDURES
 GOVERNING SPECIAL DISCRETIONARY REVIEW
 HEARINGS WILL BE IN EFFECT. THOSE CASES THAT
 ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:00
 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00
 P.M., COULD BE CONTINUED TO A LATER TIME OR
 DATE AS DETERMINED BY THE COMMISSION

WITHOUT 14. 93.298D (COLEMAN)
 HEARING, 24 SAN BENITO WAY, west side between St. Francis Boulevard and San Anselmo
 CONTINUED Avenue; Lot 4 in Assessor's Block 3072 -- Request for Discretionary Review of
 TO 10-24-93 Building Permit Application No. 93058775 to remove a one-story sunroom and the
 (4-0) construction of a two-story addition that extends 13 feet 8 inches to the rear in an
 ABSENT: MARTIN RH-1(D) (House, One-Family, Detached) District.
 LOWENBERG (Continued from Regular Meeting of August 26, 1993) -- PUBLIC HEARING
 LINDBSKY CLOSED AT LAST HEARING. 9-9-93 CONTINUED PENDING AIA
 REVIEW.

RECESS FROM
 4:30 - 5:00P

15. 93.383D

(PASSMORE)

THIS ITEM HAS CONTINUED TO 10-7-93 CPC HEARING ON 8-30-93

461 - 2ND AVENUE, west side of 2nd Avenue between Geary Boulevard and Anza Street, Lot 12 in Assessor's Block 1542 - Request for Discretionary Review of Building Permit Application No. 9222268 for the construction of a three-story rear addition to an existing single-family dwelling. The project proposes one additional dwelling unit for a total of two dwelling units in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of August 30, 1993)

Adjournment *5:01 p.m.*

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 093093

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

- Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
- American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
- Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
- Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
- Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



NOTICE OF SPECIAL MEETING

**OF THE
CITY PLANNING COMMISSIONS'
SATURDAY
OCTOBER 23, 1993
10 A.M. - 12 NOON
BOARD OF SUPERVISORS CHAMBERS
CITY HALL**

AGENDA

- 1. REVIEW OF CONFLICT OF INTEREST LAWS**
- 2. REVIEW OF SAN FRANCISCO SUNSHINE ORDINANCE AND RELATED LAWS**

This public hearing, conducted by the City Attorney's Office, is a seminar for members of all City boards, commissions and department heads to provide a comprehensive review of all State and City conflict of interest laws and of the San Francisco Sunshine Ordinance.

ANNOUNCEMENT

PLANNING COMMISSION TOUR OF THE PRESIDIO

On October 28th, the Planning Commission will tour the Presidio by bus. National Park Service planners will provide commentary on the proposals for future uses and management of the Presidio contained in the Draft General Management Plan Amendment for the Presidio. Members of the general public who wish to accompany the Commission on the tour bus should call Presidio Coordinator Alison Kendall at 558-6290 to assure adequate space on the tour bus. The bus will leave from in front of 450 McAllister at 12:30 pm and return to City Hall at approximately 3 pm for the Commission's regularly scheduled meeting.

OCT 12 1993

SAN FRANCISCO
PUBLIC LIBRARY

DRAFT SUMMARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 7, 1993
ROOM 282, CITY HALL
1:30 P.M.

1:40
1:30 P.M.

ROLL CALL: Commissioners Fung, ~~Moran~~/Boldridge, Levine, Lowenberg, ~~Martin~~,
~~Nothenberg~~/Prowler, ~~Unoskey~~.

A. ITEMS TO BE CONTINUED

1. 92.288ET (HORTON)

RESIDENTIAL CONSERVATION CONTROLS, Public Hearing on and consideration of a resolution adopting Residential Conservation Controls as permanent controls and deleting the after the effective date of said permit controls. Review Policy adopted by City Planning Commission Resolution No. 12044. The proposed ordinance contains provisions for rear yard, height and building design to define the potential building form and appearance of new construction and alteration of buildings in R districts and requires compliance with the Residential Design Guidelines. The proposal also contains a two level permit review procedure and notification requirement to neighbors and neighborhood groups. Demolition and extensive alteration would require Level 2 review including compliance with certain criteria and approval of the replacement structure prior to issuing a demolition permit. The ordinance proposes to reduce the size of off-street parking spaces citywide, to revise the definition of family and the regulations for non-complying structures to permit rehabilitation, and to amend or delete other sections of the Code to clarify their applicability to R districts. The proposed ordinance would be applicable to all RH and RM districts including the Nob Hill, Northern Waterfront #2, Dolores Heights, and Bernal Heights Special Use Districts.

ITEMS
1-4B,
CONTINUED
AS
SHOWN
(5-0)
ABSENT:
MARTIN
UNOSKEY

Item 92.288ET continued

Continued from Regular meeting on April 15, 1993 to October 28, 1993 but subsequently officially re-advertised for a hearing on July 29, 1993 in the San Francisco Independent on July 2, 1993.

(Proposed for Continuance to October 14, 1993)

2. 92.287ET (HORTON)

RESIDENTIAL CONSERVATION CONTROLS, Public Hearing on and consideration of a resolution adopting Residential Conservation Controls for an interim period not to exceed 18 months or until the adoption of permanent controls and deleting the Permit Review Policy adopted by City Planning Commission Resolution No. 12044. For description of project please refer to item above.

(Continued from Regular Meeting of August 26, 1993)

NOTE: ON JUNE 29, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER TO JULY 29, 1993 BY A VOTE OF 5-0. COMMISSIONERS BOLDRIDGE AND LOWENBERG WERE ABSENT.

(Proposed for Continuance to October 14, 1993)

3. (HORTON)

RESIDENTIAL DESIGN GUIDELINES, REVISIONS, Public hearing on and consideration of a motion revising the Residential Design Guidelines to make them applicable to the proposed Residential Conservation Controls.

(Continued from Regular Meeting of August 26, 1993)

(Proposed for Continuance to October 14, 1993)

- 4a. 93.101ECV (PEARL)

88-90 TWENTY-NINTH STREET AND 695 SAN JOSE AVENUE, northeast corner; Lots 19, 20 and 21 in Assessor's Block 6597: Request for authorization of Conditional Use for reduction of the off-street parking requirement to construct three, three-story mixed use buildings (ground story retail and residential use on the second and third stories) containing a total of 10 dwelling units while providing only five standard-size, independently-accessible off-street parking spaces when a total of 10 spaces would be required, in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

The project also includes a request for Variance for Determination for Gasoline Service Station Conversion to demolish an existing automobile repair shop (former gasoline station).

(Continued from Regular Meeting of August 19, 1993)

(Proposed for Continuance Indefinitely)

- 4b. 93.101ECV (PEARL)

88-90 TWENTY-NINTH STREET AND 695 SAN JOSE AVENUE, northeast corner; Lots 19, 20 and 21 in Assessor's Block 6597 in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

ZONING ADMINISTRATOR CONVERSION DETERMINATION FOR GASOLINE SERVICE STATION: The proposal is to allow the conversion of the property containing a former gasoline service station to other uses.

Item 93.101CV continued

Section 228.4 of the Planning Code establishes criteria for the Zoning Administrator Conversion Determination. The Zoning Administrator shall approve the application and authorize the gasoline service station conversion if the Zoning Administrator determines from the facts presented that the owner of the subject property is not earning a fair return on investment. There shall be a rebuttable presumption that the property owner is earning a fair return on investment if the property owner has earned at least a nine percent return on the property owner's total investment in the property for the last 24 month period immediately preceding the filing of the application.

(Continued from Regular Meeting of August 19, 1993.)

(Proposed for Continuance Indefinitely)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

LEVIN: - COMMENTS TO RESPONSES ON RCC
- PRESIDIO SCHEDULE

D. DIRECTOR'S REPORT

5.

(MONTANA)

PRESENTATION COMPLETE.
COMMENTS BY COMMISSION & PUBLIC.
NO ACTION REQUIRED

Informational presentation on findings and preliminary recommendations of a municipal government office space analysis the Planning Department conducted as part of a comprehensive Civic Center land use study. The office space study is part of a larger Facilities Planning effort of the comprehensive plan for the Civic Center. This facilities planning effort will include a survey of cultural facilities and educational facilities within the greater Civic Center area as well as those which have indicated a desire to locate within the area. Final recommendations will be formulated within the context of current and anticipated land use patterns for the area and its linkages with other major cultural, commercial and residential areas of the City. A draft Civic Center Plan and Development Program is expected to be published for citizen review in late December.

NO ACTION REQUIRED

BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

*. DIRECTOR'S UN-SCHEDULED MATTERS
- OUTSIDE MEETINGS LIST
- MAYOR'S STATE OF THE CITY ADDRESS
- NEMIZ WORKSHOP IN MISSION DIST.

- E. TIER III CASES: Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

- ITEMS
7-11,
No D.R.
No OPPOSITION.
- (4-0)
- ABSENT:
BOLDRIDGE
MARTIN
UNOSKEY
10. 2660 BRYANT STREET, Building Permit Application No. 9112561 proposing construction of a 6.5 feet deep by 12 feet wide three-story horizontal addition, immediately followed with a 9 feet deep by 13 feet wide also three-story stairway, at the rear of an existing four-story, three-family dwelling leaving an irregularly shaped rear yard varying from approximately 26 feet to 47 feet deep. The alteration also includes converting the existing crawl space in the basement to a three-car off-street parking garage (Residential, House, One-Family, Detached Dwelling) District.
11. 1266 32ND AVENUE, Building Permit Application No. 9312822S, a proposal to extend the rear of a two-story house at the second story only by 16 feet - 4 inches and a width of 17 feet, which includes rear stairs, on a lot having a depth of 120 feet and a width of 30 feet. The rear yard would be approximately 36 feet - 8 inches deep with this addition, which is 30% of the depth of the lot. In addition the application proposes to eliminate a separate, second dwelling unit in the first story.

F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

- WITHOUT
HEARING,
CONTINUED
TO 10-14-93
(5-0)
- ABSENT:
MARTIN
UNOSKEY
12. 93.420D (BERKOWITZ)
100 ALTA STREET, northwest corner at Montgomery Street, Lot 51 in Assessor's Block 105 - Request for Discretionary Review of Building Permit application No. 9220258 for the remodeling of a seven unit residential building into a four dwelling unit residential building in an RH-3 (House, Three-Family) district.
NOTE: AT ITS REGULAR MEETING ON SEPTEMBER 23, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-1. COMMISSIONER LEVINE VOTED NO. COMMISSIONER BOLDRIDGE WAS ABSENT.

RECESS FROM
3:20p. - 3:30p.

3:00 P.M.

G. REGULAR CALENDAR

APPROVED 13. (HERRERA) - TAKEN OUT
(5-0) OF ORDER.
PRESENT: MARTIN FOLLOWED #16.
UNOBSKEY
RESOLUTION #13586
RECESS FROM
4:50-5:00P

Presentation on the Tenderloin 2000 Plan for the North of Market Area, Adopt a Resolution: 1. Acknowledging the North of Market Planning Coalition for the preparation of the TENDERLOIN 200 SURVEY AND PLAN; 2. Directing staff to have the Tenderloin 2000 Plan serve as a basis for an area plan of the Master Plan; 3. State its intent to consider these goals and objectives when reviewing development proposals for the North of Market area.

APPROVED 14. (MARSH) - TAKEN OUT
(4-0) OF ORDER &
PRESENT: BOADRIDGE WAS HEARD
MARTIN FOLLOWING
UNOBSKEY THE TIER
RESOLUTION #13584 3 CASES,
#7-11.

93.523L
2799 PACIFIC AVENUE & 2498 DIVISADERO, northeast corner of Pacific Avenue and Divisadero Street, Lot 10 in Assessor's Block 978. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Ellinwood Residence as Landmark No. 207 pursuant to Article 10 of the City Planning Code. Lot 10 within Assessor's Block 978 is zoned RH-1(D) House, One Family (Detached Dwelling) District and is located within 40-X Height and Bulk District.

APPROVED 15. (HING) FOLLOWED
CONDITIONS #17 & 18
MODIFIED
(5-0)
PRESENT: MARTIN
UNOBSKEY
RESOLUTION #13587

93.473C
543 COLUMBUS, west side between Union and Green Streets, Lot 5 in Assessor's Block 117 -- Request for Conditional Use Authorization to establish an Ice Cream Shop (defined by Section 790.91 of the Planning Code as a Small Self-Service Restaurant with a retail gift area within the North Beach Neighborhood Commercial District.

APPROVED 16. (PEARL) - TAKEN OUT
CONDITIONS OF ORDER,
(5-0) FOLLOWED
PRESENT: MARTIN #14.
UNOBSKEY
RESOLUTION #13585

93.403C
250-30TH STREET, north side between Church and Chenery Streets; Lot 11A in Assessor's Block 6637: -- Request for authorization of Conditional Use to convert a former nonconforming retail laundry establishment to an artists live-work space under Section 209.9.(h) of the City Planning Code in an RH-2 (House, Two-Family) District in a 40-X Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

17. 93.418D (PASSMORE) - FOLLOWED
WITHOUT HEARING, 5 VULCAN STAIRWAY, south side of Vulcan Stairway between Ord and Levant #13.
CONTINUED TO Streets, Lot 28 in Assessor's Block 2626 - Request for Discretionary Review of CONSIDERED
12-9-93 WITH #18.
(5-0); ABSENT: MARTIN & UNOBSKEY

Item 93.418D continued

Building Permit Application No. 9310936 for remodeling of and alteration to an existing single-family dwelling which includes a horizontal and a vertical addition in an RH-1 (House, One Family) District.

(Continued from Regular Meeting of August 30, 1993)

NOTE: AT A SPECIAL MEETING ON AUGUST 30, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO OCTOBER 7, 1993 RECOMMENDING AIA REVIEW BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, MARTIN AND PROWLER WERE ABSENT.

WITHOUT
HEARING,
CONTINUED TO
10-25-93
(5-0)

ABSENT: MARTIN
WNOBSKEY

18. 93.383D (PASSMORE) - FOLLOWED
461 - 2ND AVENUE, west side of 2nd Avenue between Geary Boulevard and Anza Street, Lot 12 in Assessor's Block 1542 - Request for Discretionary Review of Building Permit Application No. 9222268 for the construction of a three-story rear addition to an existing single-family dwelling. The project proposes one additional dwelling unit for a total of two dwelling units in an RH-2 (House, Two-Family) District. CONSIDER WITH A
(Continued from Regular Meeting of August 30, 1993)

Adjournment — 6:18 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 100793

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



NOTICE OF SPECIAL MEETING

OF THE
CITY PLANNING COMMISSIONS'
SATURDAY
OCTOBER 23, 1993
10 A.M. - 12 NOON
BOARD OF SUPERVISORS CHAMBERS
CITY HALL

AGENDA

1. REVIEW OF CONFLICT OF INTEREST LAWS
2. REVIEW OF SAN FRANCISCO SUNSHINE ORDINANCE AND RELATED LAWS

This public hearing, conducted by the City Attorney's Office, is a seminar for members of all City boards, commissions and department heads to provide a comprehensive review of all State and City conflict of interest laws and of the San Francisco Sunshine Ordinance.

ANNOUNCEMENT

PLANNING COMMISSION TOUR OF THE PRESIDIO

On October 28th, the Planning Commission will tour the Presidio by bus. National Park Service planners will provide commentary on the proposals for future uses and management of the Presidio contained in the Draft General Management Plan Amendment for the Presidio. Members of the general public who wish to accompany the Commission on the tour bus should call Presidio Coordinator Alison Kendall at 558-6290 to assure adequate space on the tour bus. The bus will leave from in front of 450 McAllister at 12:30 pm and return to City Hall at approximately 3 pm for the Commission's regularly scheduled meeting.

NOTICE

A document summarizing, and analyzing public comments on the Residential Conservation Controls on June 24, 1993, will be available on Monday, October 4, 1993, at the Department of City Planning, 6th Floor Reception Desk.

C55
#21
10/14/93

**SUMMARY OF MEETING AND ACTIONS
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY
OCTOBER 14, 1993
ROOM 282, CITY HALL
3:00 P.M.

DOCUMENTS SECT.
OCT 20 1993
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Fung, Boldridge, Levine, Lowenberg, Martin, Prowler
ABSENT: Commissioner Unobskey

The meeting was called to order by Acting Chair, Toby Levine at 3:00 p.m.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore -
Zoning Administrator, Grace Hing, Barry Pearl, Inge Horton and Linda Avery -
Commission Secretary

3:00 P.M.

A. ITEMS TO BE CONTINUED
(TAPE 1A: #0036-0137)

ACTION: Items 1 and 2 were continued as proposed unless otherwise indicated

VOTE: +5 -0; **ABSENT:** Commissioners Fung and Unobskey

1. 93.372D (HERRERA)

2515 SACRAMENTO STREET, south side of Sacramento between Steiner and
Filmore Streets, Lot 22 in Assessor's Block 635 -- Request for Discretionary Review
of Building Permit application No. 9309578S to merge three housekeeping units with
an existing dwelling unit resulting in a change from five to two legal dwelling units.
(Continued from Regular Meeting of September 23, 1993)
(Proposed for Continuance to October 24, 28, 1993)

2. 93.149D (BERKOWITZ)

434 - 36th AVENUE, east side between Clement Street and Geary Boulevard, Lot
41 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit
Application No. 9301101 for the construction of a three story rear yard addition to a
single family house in an RH-1 (House, One-Family) district

**NOTE: ON MAY 20, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE
COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS
MATTER TO JUNE 10, 1993 BY A VOTE OF 4-0. COMMISSIONERS
BOLDRIDGE, FUNG, AND PROWLER WERE ABSENT.**

(Continued from Regular Meeting of August 26, 1993)

(Proposed for Continuance to October 21, 1993)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

SPEAKERS: None

C. COMMISSIONERS' QUESTIONS AND MATTERS

(TAPE IA: #0187-1009)

Prowler: - Proliferation of therapist's offices and other medical uses on Sacramento Street--what happened to this issue? Thought it was to come before the Commission at some point.

Passmore's response: You are referring to what the Department considers the Sacramento Street Neighborhood Enforcement Activity. There were a number of therapist's offices found to be on upper floors without proper permits. Some have converted back to residential because of construction cost. A few are still outstanding--not necessarily all therapist or psychologist's offices. There is pending legislation with Supervisor Alioto considering amending the Building Code to make it easier for the conversion of those to commercial space. There are still about 3 properties under violation abatement activity in the Department.

- The Governor has signed some bills streamlining CEQA. At some point, can the Commission get a report on what the implications of that legislation will be for us.

Blazej's response: The legislation has been signed. Would you like staff to make a presentation or just a memo?

Prowler's response: Would prefer a memo.

Acting Chair Levine asked other commissioners if they had opinions on the CEQA matter.

Lowenberg's response: Question for the Office of Environmental Review--which they may want to include in a separate memo. It's not on the same piece of legislation. Would like to find out what their time sequence is. When we look at the work plan and we come up with the time lines for planning, I'd also like us to start looking at the time lines for implementation and how OER fits into that and what their time lines are for projects on a general basis. I'd like to find out if there are ways to speed up this process.

Levine's response: The idea of CEQA was to help with streamlining, and if that is combined with the information you would like--which has to do with time lines and how we can speed up the process--the two items kind of fit together. Maybe we can have the memo first and if the Commission wishes to have a verbal discussion, we can calendar it.

Lowenber's response: Let's incorporate how this department sees itself fitting into the new stream lining, and how they feel they can speed up the process given this new legislation.

Blazej's response: I do have a note from Ms. Sahm (Department's Environmental Review Officer) -- The law that was passed (SB 722) basically provides for an appeal to a legislative body, which in our case is the Board of Supervisors, of EIR certifications. My understanding is that you, as Commissioners, would certify EIRs for whatever reason. The procedure up to now was that an appeal would go to the courts. Now the appeal will go to the Board of Supervisors. We will get back to you.

Acting Chair Levine turned the meeting over to Vice President Fung.

Levine: - Willie Brown's Legislation that has to do with historic landmarking is different and perhaps more extensive than what was originally presented to us. It won't effect Our Lady of Guadalupe because it has been approved by the Board of Supervisors. I think it would be helpful if the Department could give us a run down on what the legislation looks like. I don't think it will be duplicating an effort because it will have to be presented at the Landmarks Board anyway.

Fung: - Reporting to the Commission that on Monday he sat in on his first AIA mediation review on a DR case. Suggested that other commissioners who might want to observe this should check with Mr. Passmore for the AIA review schedule.

Avery: - In light of recent withdrawals and continuances, requests the Commission to review necessity of having a Special Discretionary Review hearing on October 25. When the Special DR hearing was proposed, 10 cases were scheduled. We are now down to four. Should we continue with the Special Hearing or re-schedule the cases to a Regular Hearing date?

Commission response: Re-schedule the four cases from 10/25 to the Regular Hearing date of 10/28/93.

D. DIRECTOR'S REPORT

*. Director's Un-scheduled Matters: (BLAZEJ)

(TAPE IA: #1015-1263)

- Schedule for the Presidio Plan hearings. The Plan will be released tomorrow or Monday, and there will be a Press Conference on Tuesday at 10:00 a.m. at the Presidio. Thursday, October 21, 1993 is the hearing at Fort

Mason Center, Cal Theater, 7:30 p.m. The environmental review document will have a minimum 60 day review period--Department staff feels this is sufficient time for the Department's internal review.

- Options for Change for the Waterfront Plan Project will be presented to the Citizens committee on Wednesday, October 20, and before this Commission on October 21.

- Brochure distributed by BBI on When Do You Need a Permit.

Levine question: When will the plans for refurbishing the Ferry Building come before the Commission?

Blazej response: They will be part of the October 21 presentation from the Port along with Options for Change for the Waterfront Plan project.

3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

(TAPE IA: #1268-1569)

AS REPORTED BY MR. PASSMORE:

At Board of Permit Appeals last night:

- 16 Edgehill Way: The neighbor appealed on loss of view -- BPA up-held CPC decision. Because the case was under appeal, the project sponsor, not liking the three feet of height the Commission took off the rear of the building, lobbied the Board to give it back to them. The Board did not act on this, but did express some sympathy.

- Appeal of a laundromat at 22nd and Folsom Street on the basis that there were too many in the area -- BPA up-held Department's approval of the permit. However, the Commission might be requested to consider rezoning to control the number of laundromats.

Although nothing at the Board of Supervisors this week, next Monday, they will consider the Korean Church issue. They might also consider possible legislation that could be introduced at the State level to prohibit allowing conditional uses for grocery stores that have off-site liquor sales.

- *. **Levine:** - Soccer matter and the Park Rec Committee will start their work next Saturday. We will be looking at the Open Space funds and the issue of soccer in the Mission and hopefully will avert the problems we had last year next year.

E. TIER III CASES: Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

(TAPE IA: #1573-1612)

4. 366 CHESTNUT STREET, Building Permit Application No. 9310555 proposing new construction of a two dwelling unit on a vacant lot in an RH-3 (Residential House, three-family) District.

ACTION: No opposition. No Discretionary Review

VOTE: +6 -0; **ABSENT:** Unobskey

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

(TAPE IA: #1616-1814)

5. 93.373C (PAEZ)
754-756 GRANDVIEW, west side between Clipper Terrace and Twenty-fifth Street, Lot 47 in Assessor's Block 2849. Request for Conditional Use authorization to subdivide a 3000 square foot lot into two new lots each of which will have less than 25 feet of width and less than 1750 square feet of area in an RH-2 (House, Two Family) District with a 40-X Height and Bulk designation. The proposed lots would each be 20 feet in width and 1500 square feet in area. Each lot would contain a one-family dwelling the construction of which was previously authorized by the approval of Building Permit Application 9301798 and 9309938 on July 29, 1993.

Prowler's comments: Why, for such a cut and dry case does it take four months of staff review and 21 pages of information for a case report? Would like to ask, as he has asked before, that staff ask themselves in the future: If I have to decide on this, what would I as a Commissioner want to know? And what information is legally required to be provided? They should cut it off at that. I think these things go on way too long and we get much more information than anybody on earth would need to know to make decisions.

Passmore's response: ... does not think the paperwork delays bringing these cases before the Commission, but will be guided by the Commission. Further stating--it is the desire of the Department to reduce the amount of paper.

Lowenberg's comments: Feels it is incumbent on the Commission to call and ask for information to fill in (if necessary).

Passmore's response: Request that they call ahead of the meeting because he would hate to have a case put over because we don't have material ready by meeting time.

Lowenberg's response: It's incumbent on us to do that.

Levine's question: What is required for a conditional use to be granted?

Passmore's response: For most conditional uses, you have to determine if what is being proposed is either necessary or desirable or appropriate for that area. That what is being proposed won't have adverse effects on the surrounding property; and look at the applicable 8 priority policies. The one that is most applicable in most instances is the one of being in character with the surrounding neighborhood. The issue in the case of lots that are 20 feet wide, is whether a 20 foot wide building is out of character with other buildings in that particular neighborhood.

ACTION: Approved with conditions as drafted

VOTE: +6 -0;

ABSENT: Unobskey

MOTION NO. 13588

G. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

(TAPE IA: #1823-1879)

6. 93.260C

(NIXON)

527 VALENCIA, east side between 16th and 17th Streets; Lot 46 in Assessor's Block 3567 - Request for Conditional Use Authorization to add Other Entertainment as defined by Section 790.30 of the Planning Code (consisting of live entertainment, dance floor and billiard table) within an existing bar in the Valencia Neighborhood Commercial District.

(Continued from Regular Meeting of September 30, 1993)

NOTE: On September 30, 1993, the Commission passed a motion of Intent to approve this project with conditions by a vote of 5-0. Commissioners Lowenberg and Unobskey were absent.

ACTION: Approved with conditions as drafted

VOTE: +5 -0;

EXCUSED: Lowenberg;

ABSENT: Unobskey

MOTION No. 13589

(TAPE IA: #0036-0137)

7. 93.420D

(BERKOWITZ)

100 ALTA STREET, northwest corner at Montgomery Street, Lot 51 in Assessor's Block 105 - Request for Discretionary Review of Building Permit application No. 9220258 for the remodeling of a seven unit residential building into a four dwelling unit residential building in an RH-3 (House, Three-Family) district.

(Continued from Regular Meeting of October 7, 1993)

NOTE: AT ITS REGULAR MEETING ON SEPTEMBER 23, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-1. COMMISSIONER LEVINE VOTED NO. COMMISSIONER BOLDRIDGE WAS ABSENT.

ACTION: Considered with items 1 & 2. Without hearing, continued to Oct. 28, 1993

VOTE: +5 -0;

ABSENT: Commissioners Fung and Unobskey

H. REGULAR CALENDAR

(TAPE IA: #1884-2317)

8. 93.520C (HING)
2200 MISSION STREET, southwest corner of Mission and 18th Streets; Lot 1 in Assessor's Block 3589 -- Request for Conditional Use Authorization to allow the expansion of an existing commercial retail establishment in excess of 6,000 square feet on a lot over 10,000 square feet within NC-3 (Moderate Scale Neighborhood) Commercial District.

SPEAKERS: Gabriel Ng - Project architect, Paul Hong - Project owner**ACTION:** Approved with conditions as drafted**VOTE:** +6 -0; **ABSENT:** Unobskey**MOTION No.** 13590

(TAPE IA: #2320-3239) (TAPE IB: #0-1127)

9. 93.472C (PEARL)
2160 POST STREET, north side between Pierce and Scott Streets; Lots 15, 22, 29A, 29B, 38 and 40 in Assessor's Block 681: -- Request for authorization of Conditional Use to remove the February 7, 1990 termination date for an off-street parking facility in an RH-3 (House, Three-Family) District and a 50-X Height and Bulk District and an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.

SPEAKERS: Ann Lazarus - Hospital representative (project sponsor), W. M. Finn**ACTION:** Approved with conditions as drafted and modified--condition #8 was deleted**VOTE:** +6 -0; **ABSENT:** Unobskey**MOTION No.** 13591

The Commission took a recess at 4:10 p.m. and reconvened at 5:00 p.m.

5:00 P.M.

(TAPE IB: #1172-2353) (TAPE IIA: #0-2293)

10. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS, Public Hearing on and consideration of a resolution adopting Residential Conservation Controls as permanent controls and deleting, after the effective date of said permanent controls, the Review Policy adopted by City Planning Commission Resolution No. 12044. The proposed ordinance contains provisions for rear yard, height and building design to define the potential building size and appearance of new construction and alteration of buildings in R districts and requires compliance with the Residential Design Guidelines. The proposal also contains a two level permit review procedure and notification requirement to neighbors and neighborhood groups. Demolition and extensive alteration would require Level 2 review including compliance with certain criteria and approval of the

replacement structure prior to issuing a demolition permit. The ordinance proposes to reduce the size of off-street parking spaces citywide, to revise the definition of family and the regulations for non-complying structures to permit rehabilitation, and to amend or delete other sections of the Code to clarify their applicability to R districts. The proposed ordinance would be applicable to all RH and RM districts including the Nob Hill, Northern Waterfront #2, Dolores Heights, and Bernal Heights Special Use Districts.

Continued from Regular meeting on April 15, 1993 to October 28, 1993 but subsequently officially re-advertised for a hearing on July 29, 1993 in the San Francisco Independent on July 2, 1993.

(Continued from Regular Meeting of October 7, 1993)

SPEAKERS: Roberta Caravelli, Margaret Sigel, John Schlesinger, Peter Donohue, Harold Wright, Mary Ann Miller, Joe O'Donoghue

ACTION: Following public testimony, continued to November 18, 1993

VOTE: +6 -0; **ABSENT:** Unobskey

(TAPE IB: #1980-2061)

11. 92.287ET

(HORTON)

RESIDENTIAL CONSERVATION CONTROLS, Public Hearing on and consideration of a resolution adopting Residential Conservation Controls for an interim period not to exceed 18 months or until the adoption of permanent controls and deleting the Permit Review Policy adopted by City Planning Commission Resolution No. 12044. For description of project please refer to item above.

(Continued from Regular Meeting of October 7, 1993)

NOTE: ON JUNE 24, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER TO JULY 29, 1993 BY A VOTE OF 5-0. COMMISSIONERS BOLDRIDGE AND LOWENBERG WERE ABSENT.

SPEAKERS: None

ACTION: During staff presentation of item 10, the Commission was informed that the six month deadline for action from the date of initiation would expire today. The Commission allowed this matter to expire through non action by deciding not to re-initiate or continue this matter.

(TAPE IIA: #2300-2315)

12.

(HORTON)

RESIDENTIAL DESIGN GUIDELINES, REVISIONS, Public hearing on and consideration of a motion revising the Residential Design Guidelines to make them applicable to the proposed Residential Conservation Controls.

(Continued from Regular Meeting of October 7, 1993)

SPEAKERS: None

ACTION: Without hearing, continued to November 18, 1993.

VOTE: +6 -0; **ABSENT:** Unobskey

The Commission took a recess at 6:15 p.m. and reconvened at 7:00 p.m.

AT 7:00 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.**(TAPE IIB: all) (TAPE IIIA: #0-0325)**

13. 90.585D

(BERKOWITZ)

865 WISCONSIN, east side between 22nd and 23rd Streets, Lot 61 in Assessor's Block 4162 - Request for Discretionary Review of Building Permit Application No. 9016979 for a vertical and horizontal extension and the addition of a second dwelling unit to a single family house in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of September 23, 1993)

SPEAKERS: Alan Levy - DR requestor representative, Chris Micky, Gene _____, William Walters - Project architect, Nina Farr, Lolly Farr - Project owner, Tammy Fox

REBUTTAL: Alan Levy and William Walters

ACTION: Using their discretionary powers, the Commission approved the staff recommendation of elimination of the fourth floor and whatever modifications need to be made to the rear; staff is then to review the final drawings for approval.

VOTE: +4 -0; **ABSENT:** Commissioners Lowenberg, Prowler, and Unobskey

Meeting Adjourned by Vice President Fung at 7:52 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

OCT 27 1993

SAN FRANCISCO
PUBLIC LIBRARY

DRAFT SUMMARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 21, 1993
ROOM 282, CITY HALL
1:30 P.M.

1:40

~~1:30 P.M.~~

ROLL CALL: Commissioners Fung, ~~Moran~~ Beldridge, Levine, Lowenberg, ~~Martin~~,
~~Nothenberg~~/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

- ITEMS 1. 93.522C (HING)
1-3 806 SO. VAN NESS AVENUE, southwest corner of So. Van Ness and 19th Street;
CONTINUED Lot 01 in Assessor's Block 3595 -- Request for Conditional Use Authorization to add
AS one billiard table (defined as Other Entertainment by Section 790.38 of the Planning
SHOWN Code) within an existing bar in an NC-1 (Neighborhood Commercial Cluster) District.
(Proposed for Continuance to October 28, 1993)
2. 89.626E (McCORMICK)
(5-0) 18TH AVENUE AND PRESIDIO, Lots 22, 23 and 24 in Assessor's Block
1341. Appeal of Preliminary Negative Declaration. Construct three
single-family houses on three undeveloped parcels adjacent to the
Presidio between 17th and 18th Avenues north of Lake Street accessed
via a private, pier supported driveway from 18th Avenue. The houses
would be three story structures with up to 4,000 square feet of living
space and parking for two automobiles.
(Proposed for Continuance to October 28, 1993)
DECEMBER 9, 1993
3. 93.149D (BERKOWITZ)
434 - 36th AVENUE, east side between Clement Street and Geary Boulevard, Lot
41 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit
Application No. 9301101 for the construction of a three story rear yard addition to a
single family house in an RH-1 (House, One-Family) district

Item 93.149D continued

NOTE: ON MAY 20, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER TO JUNE 10, 1993 BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, FUNG, AND PROWLER WERE ABSENT.
 (Proposed for Continuance to November 4, 1993)

B. PUBLIC COMMENT

EDITH MATHALIAN At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

AL: WHICH COMMISSIONERS ARE ATTENDING THE SPECIAL HEARING ON 10-28-93?
MARGARET SUGEL
AL: RCC - DELETE LINES 34-42 UNDER SEC. C ON PAGE 82.

C. COMMISSIONERS' QUESTIONS AND MATTERS

LEVINE: - RCC
- DIFFERENT ALTERNATIVES FOR FUTURE RAIL TERMINAL

D. DIRECTOR'S REPORT

PRESENTATION COMPLETE. NO ACTION REQUIRED 4. Informational Presentation from staff of the Port of San Francisco on the Options for Change report, status of the Waterfront Plan project and Ferry Building renovations.

NO ACTION * 5. *RELEASE OF PRESIDIO DOCUMENTS & HEARING SCHEDULE*

NO ACTION REQUIRED 5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

E. REGULAR CALENDAR

APPROVED 6. 92.372C (MILLER)
WITH CONDITIONS 1435 PALOU AVENUE, southwest side between Keith and Lane Streets, Lot 26 in Assessor's Block 5325 - Request for authorization of CONDITIONAL USE to allow expansion of a RELIGIOUS FACILITY (Sonlight Pentecostal Holiness Temple) in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
AS MODIFIED - INCREASE SOUND PROOFING, REDUCE SIGNS (+5 -0)
 (Continued from Regular Meeting of September 23, 1993)
ABSENT: BOLDRIDGE & MARTIN
ACTION #: 13592

DISAPPROVED 93.355C (NIXON)
 1298 OCEAN AVENUE, between Plymouth Avenue and Balboa Reservoir, Lot 17 in Assessor's Block 3199 - Request for authorization of conditional use to expand an existing conditionally permitted automotive repair facility in an NC-2 (Small Scale) Neighborhood Commercial District and a 40-X Height and Bulk District.
 (+5 -0)
ABSENT: BOLDRIDGE & MARTIN
ACTION #: 13593

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE

5:23
AT APPROXIMATELY 5:30 P.M. THE CITY PLANNING COMMISSION WILL CONVELE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

ER HEARING,
NTINUED 8.
12-2-93.
CONTENDING
RTIES ATTEMPT
SERK RESOLUTION
OUGH BANK
REAL ESTATE
ENTS.

93.517D

(PASSMORE)

338 BRAZIL, south west side of Brazil Avenue between Madrid Street and Lisbon Street, Lot 54 in Assessor's block 6080 - Request for Discretionary Review of Building Permit Application No. 9309992 for the demolition of the existing single-family dwelling and the construction of a new three-story two-unit residential building in an RM-1 (Residential Mixed, Low Density) District.

4-0) Adjournment — 5:45 p.m.

ENT: NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

DRIBLE
RTIN
DWLER

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 102193

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accomodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accomodate these individuals.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



CS5
#21
10/28/93

DRAFT

SUMMARY

DOCUMENTS DEPT.

IOV 21.3

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 28, 1993
ROOM 282, CITY HALL
3:00 P.M.

12:30 P.M.

ROLL CALL: Commissioners Fung, Moran/Boldridge, Levine, Lowenberg, ~~Martin~~,
~~Nothenberg~~/Prowler, Unobskey.

PLANNING COMMISSION TOUR OF THE PRESIDIO. National Park Service planners will provide commentary on the proposals for future uses and management of the Presidio contained in the Draft General Management Plan Amendment for the Presidio. Members of the general public who wish to accompany the Commission on the tour bus should call Presidio Coordinator Alison Kendall at 558-6290 to assure adequate space on the tour bus. The bus will leave from in front of 450 McAllister at 12:30 pm and return to City Hall at approximately 3 pm for the Commission's regularly scheduled meeting.

Adjournment — 2:30 p.m.

3:05

3:00 P.M.

ROLL CALL: Commissioners Fung, ~~Moran~~/Boldridge, Levine, Lowenberg, ~~Martin~~,
~~Nothenberg~~/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

NONE

B. PUBLIC COMMENT

MARGARET SIGEL : CITY
At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be

SHOULD REVIEW BUILDING PRACTICES (IN LIGHT OF CURRENT FIRE STORMS ACROSS THE STATE)

Public Comment continued

afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

PROWLER: - SUTRO HTS. PLANS - WAS THERE TO BE A FOLLOW-UP?

- LANDMARKS

WINTERKEY: - LTR TO CAL. REIM. REQUESTING TRUCKS FOR TOWN'S REPRESENTATION & TOUR OF PRESIDIO

- REQUESTED A REPORT ON FIRE CONCERNS/SAFETY AT PRESIDIO

LOWENBERG: - DR. GUIDELINES

D. DIRECTOR'S REPORT

(GHOSH, SANM, SKIFFER, BASH) 3:1

FOLLOWING PRESENTATIONS, ITEMS 1 & 2 WERE CONTINUED TO 11-4-93

1. QUARTERLY REPORT FOR PERIOD JULY 1 - SEPTEMBER 30, 1993.

(MONTANA/ALBERT) 4:20p.

HAYES VALLEY DEVELOPMENT GUIDELINES, Informational presentation and request for Commission endorsement of a set of neighborhood-based development guidelines for vacant lots and parking lots within the Hayes Valley neighborhood to encourage in-fill housing development above shops and/or parking space and which feature a pedestrian walkway along the parcels vacated by the Central Freeway. No zoning changes are proposed. This proactive planning effort is intended to reduce risks and lower costs to developers while producing compatible developments which enhance the character of the Hayes Valley neighborhood.

NO ACTION REQUIRED

3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

4:35p

E. TIER III CASES: Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

NO OPPOSITION.

4. 81 MAYNARD STREET, Informational presentation of Building Permit Application No. 9313958 to construct a two-story rear horizontal addition to a two-story single-family dwelling.

4:44p

NO D.R. (6-0) ABSENT: MARTIN

F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

4:50p

5. 93.420D (BERKOWITZ) - 100 ALTA STREET, northwest corner at Montgomery Street, Lot 51 in Assessor's Block 105 - Request for Discretionary Review of Building Permit application No. 9220258 for the remodeling of a seven unit residential building into a four dwelling unit residential building in an RH-3 (House, Three-Family) district. (Continued from Regular Meeting of October 14, 1993)

- TAKEN OF DRD FOLLOWED 119

FOLLOWING DISCUSSION, CONTINUED TO 12-2-93 (5-0)

*EXCUSED: BOLDRIDGE
ABSENT: MARTIN*

Item 5 continued

NOTE: AT ITS REGULAR MEETING ON SEPTEMBER 23, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-1. COMMISSIONER LEVINE VOTED NO. COMMISSIONER BOLDRIDGE WAS ABSENT.

5:30
4:30 P.M.

RECEIVED FROM
5:20p - 5:30p

G. REGULAR CALENDAR

- APPROVED 6. 90.657R (McDONALD)
STAFF
RECOMMENDATION
BY VOICE
VOTE
(6-0)
SENT: MARTIN
↓
100 ALEMANY BOULEVARD, FARMER'S MARKET AND MARKET HEIGHTS
HOUSING: 201-399 Blocks of Putnam Streets; east side between Crescent and
Tompkins Avenues and 900-1100 blocks of Tompkins Avenues, southside between
Putnam Street and Peralta Avenues; Assessor's Blocks and Lots: 5731/1, 5732/1,
5733/1 and 5734/1 and portions of the existing undeveloped right-of-ways for Ogden
Avenue, Bronte Street and Bradford Street.
COURT
REPORTER
PRESENT
↓
- APPROVED W/7. 93.185C (McDONALD) 5:47p.
CONDITIONS AS
AFTER (6-0)
SENT: MARTIN
TAN #: 13595
2323 VALLEJO STREET, southwestern corner of Fillmore and Vallejo Streets --
Request for authorization of CONDITIONAL USE to allow EXPANSION OF A
RELIGIOUS INSTITUTION (Vedanta Society of Northern California) in an RH-1
(House, One Family) District and a 40-X Height and Bulk District.
- APPROVED 8. 93.522C (PASSMORE (HING) 6:05p.
CONDITIONS AS
MODIFIED:
D A NEW #2 -
FOUND ABANDONED
NUMBER REMAINING
CONDITIONS. (6-0)
SENT: MARTIN; MOTION #: 13596
806 SO. VAN NESS AVENUE, southwest corner of So. Van Ness and 19th Street;
Lot 01 in Assessor's Block 3595 -- Request for Conditional Use Authorization to add
one billiard table (defined as Other Entertainment by Section 790.36 of the Planning
Code) within an existing bar in an NC-1 (Neighborhood Commercial Cluster) District.
(Continued from Regular Meeting of October 21, 1993)
RECEIVED FROM
6:15p TO 6:45p
- APPROVED WITH 9. 92.583C (PASSMORE/ (PEARL) - TAKEN OUT
CONDITIONS AS 4:46p. OF ORDER.
AFTER (6-0) FOLLOWED
SENT: MARTIN #4
TAN #: 13594
560 MISSION STREET, northwest side between Ecker and Anthony Streets; Lot 15
in Assessor's Block 3078: -- Request for authorization of Conditional Use under
Section 156.(h) of the Planning Code to establish a temporary parking lot for a
period not to exceed two years in a C-3-O (Commercial, Downtown: Office) District
and a 550-S Height and Bulk District.
- APPROVED. 10. 93.180E & 93.191E (GLASNER/MALTZER
G. DEC. UPHOLD. 361-377 FILBERT STREET AND 115 TELEGRAPH HILL BOULEVARD, (Block 105,
(6-0) lots 34, 35, 36) - the proposed construction of one six-unit residential building and
conversion of a two-unit to a one-unit building, after demolition of four buildings
containing a total of nine units and merging the three lots involved.
SENT: MARTIN
TAN #: 13597
6:45p.

Items 93.180E & 93.191E continued



1440-1446 KEARNY STREET (Block 105, lot 29) - renovation of a four-unit building to a 2-unit building.

(Continued from Regular Meeting of September 23, 1993)

11.

93.180C

(NIXON)

115 TELEGRAPH HILL BOULEVARD AND 361-377 FILBERT STREET, south side at the top of the Filbert Street Steps between Montgomery and Kearny Streets, Lots 34, 35 and 36 in Assessor's Block 105 - Request for authorization of conditional use to allow seven dwelling units on a 7,536 square foot parcel pursuant to Planning Code Section 209.1(h) on a parcel zoned RH-3 (House, Three Family) District and a 40-X Height and Bulk District.

FOLLOWING
TESTIMONY,
CONTINUED
TO 4-7-94
(5-0)

ABSENT: MARTIN

BOLDRIDGE*

*The project would involve demolition of four of the five buildings, restoration of a non-complying building existing in the rear yard, merging of the three lots into one lot and construction of a six dwelling unit building containing five floors of occupancy and one parking level for nine vehicles.

* BOLDRIDGE WAS PRESENT FOR ALL TESTIMONY

SPECIAL DISCRETIONARY REVIEW HEARING

RECESS FROM
9:20p - 9:40p

NOTICE

AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVELE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 7:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

9:40

93.191D

(BERKOWITZ)

1440-1446 KEARNY STREET, east side between Filbert and Union Streets, Lot 29 in Assessor's Block 105. Request for Discretionary Review of Building Permit Application No. 9301680 for the remodeling of a four-unit apartment building into a two-unit residential building, including vertical and horizontal extension in an RH-3 (House, Three-Family), district.

USING D.R. POWERS,
APPROVED AS
MODIFIED (5-0)
ABSENT: BOLDRIDGE
MARTIN

9:50p.

13.

93.298D

(COLEMAN)

24 SAN BENITO WAY, west side between St. Francis Boulevard and San Anselmo Avenue; Lot 4 in Assessor's Block 3072 - Request for Discretionary Review of Building Permit Application No. 93058775 to remove a one-story sunroom and the construction of a two-story addition that extends 13 feet 8 inches to the rear in an RH-1(D) (House, One-Family, Detached) District.

(Continued from Regular Meeting of September 30, 1993)

NOTE: ON SEPTEMBER 9, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED PUBLIC HEARING AND CONTINUED THIS MATTER TO

WITHOUT
HEARING,
CONTINUED
TO 11-18-93
(5-0)
ABSENT: BOLDRIDGE
MARTIN

- PLACE FIRST ON REGULAR CALENDAR

Item 93.298D continued

**SEPTEMBER 30, 1993, RECOMMENDING AIA REVIEW BY A VOTE OF 4-0.
COMMISSIONERS MARTIN, PROWLER AND UNOBSKEY WERE ABSENT.**

- TENT TO 14.* 93.372D (HERRERA) *10:55p.*
APPROVE WITH 2515 SACRAMENTO STREET, south side of Sacramento between Steiner and
CONDITIONS. Filmore Streets, Lot 22 in Assessor's Block 635 -- Request for Discretionary Review
(5-0) of Building Permit application No. 9309578S to merge three housekeeping units with
SENT: BOLDRIDGE an existing dwelling unit resulting in a change from five to two legal dwelling units.
MARTIN (Continued from Regular Meeting of September 23, 1993)
93 LANGUAGE: (Continued from Regular Meeting of October 14, 1993)
11-4-93
ALL HEARING CLOSED
- APPROVED AS* 15. 93.543D (PASSMORE) *11:52p.*
REF ADDED 646 - 29TH AVENUE, east side between Anza and Balboa Streets, Lot 12 in
(4-0) Assessor's Block 1571 - Request for Discretionary Review of Building Permit
SENT: BOLDRIDGE Application No. 9310504 to construct a two-story addition with roof deck to the rear
MARTIN of an existing single-family dwelling within an RH-2 (House, Two-Family) District.
PROWLER
- APPROVED AS* 16. 93.458D (PASSMORE) *12:38p.*
SUBMITTED 370 LOMBARD STREET, northside of Lombard Street between Keamy Street and
(4-0) Grant Avenue, Lot 7 in Assessor's Block 61 - Request for Discretionary Review of
SENT: BOLDRIDGE Building Permit Application No. 9309820 for the removal of portion of rear building
MARTIN and the subdivision of the lot as approved under variance decision of case
PROWLER No. 92.416V, dated November 18, 1992 to the existing four-story three-unit dwelling
in an RH-3 (House, Three-Family) district.
- THOUT* 17. 93.454D (PASSMORE)
HEARING, 1946 - 44TH AVENUE, east side between Ortega and Pacheco Streets, Lot 39 in
ITEMS 17 & 18 Assessor's Block 2091 - Request for Discretionary Review of Building Permit
WERE Application No. 9303125 to construct a vertical and horizontal addition to an existing
CONTINUED 2-story single family dwelling within an RH-1 (House, One-Family) District. The
TO proposal is to construct one additional story set back 9 feet from the existing front
11-4-93 building wall, and to extend the building 12 feet to the rear on all stories.
(5-0)
- SENT: BOLDRIDGE* 18. 93.456D (PASSMORE)
MARTIN 2915 OCTAVIA STREET, west side of Octavia Street between Filbert and
Greenwich Streets, Lot 7 in Assessor's Block 519 - Request for Discretionary
Review of Building Permit Application No. 9311799, which proposes a change in the
type of rear windows, from glass block to clear glass, on a previously approved
horizontal and vertical addition to an existing two-family dwelling within an RH-2
(House, Two-Family) District.

Adjournment — 1:05 a.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be
appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information.
Commission actions after Discretionary Review may be appealed to the Board of Permit
Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for

information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 102893

DRAFT SUMMARY

DOCUMENTS DEPT.

NOV 15 1993

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
NOVEMBER 4, 1993
ROOM 282, CITY HALL
12:30 P.M.

12:30 P.M.

EXECUTIVE SESSION

GOLDEN GATE HOTEL ASSOCIATION V. CITY AND COUNTY OF SAN FRANCISCO
(U.S. DIST. COURT ACTION NO. C 91-3386 DLJ); SAN REMO HOTEL V. CITY AND
COUNTY OF SAN FRANCISCO (U.S. DIST. COURT ACTION NO. C 93-1644 DLJ)

The City Attorney's Office recommends that the City Planning Commission convene in closed session to discuss the injunctions granted by the United States District Court in the pending litigation under California Government Code Section 54956.9(a).

No ACTION

Adjournment - - - 1:25 p.m.

1:35
~~1:30~~ P.M.

ROLL CALL: Commissioners Fung, ~~Moran~~/Boldridge, Levine, Lowenberg, Martin,
~~Nothenberg~~/Prowler, Unobskey.

A. ITEMS TO BE CONTINUED

1. 93.155D (MONTANA)
DEHARO/RHODE ISLAND LIVE/WORK. REQUEST FOR DISCRETIONARY
REVIEW, Consideration of Discretionary Review of Site Permit Application
No.9310051S to construct up to 14 artist live/work units at 370 Deharo Street in the
Showplace Square industrial district. Case Number 93.155E proposed to construct
four 40 foot tall buildings each containing 3 or 4 condominium live/work units whose
occupancy is limited to persons engaging in arts activities, as defined by Section
102.2 of the Planning Code, as the primary work activity within the unit. The
proposed site is adjacent to an existing nightclub which may present land use

ITEMS
1-3
CONTINUED
AS
INDICATED
(7-0)

conflicts to persons sleeping in the live/work units. Additionally the Planning Commission, on April 8, 1993, questioned the appropriateness of residential use within the Showplace Square industrial district. In view of this concern, Planning Department staff has initiated this Discretionary Review to be held on the same date as a schedule appeal hearing on a Preliminary Negative Declaration environmental evaluation for the project

(Continued from Regular Meeting of August 19, 1993)

NOTE: ON SEPTEMBER 23, 1993, AFTER RECEIVING PUBLIC TESTIMONY THE COMMISSION CLOSED THE PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS PENDING REVIEW OF DESIGN, SIZE/BULK, SOUND PROOFING PARKING, CITY ATTORNEY WRITTEN OPINION ON LEGALITY AND ENFORCEABILITY OF N.S.R.s' BY A VOTE OF 4-3. COMMISSIONERS BOLDRIDGE, LOWENBERG AND MARTIN VOTED NO.
(Proposed for Continuance to November 18, 1993)

DEC. 2, 1993

2. 93.504E (BILLOVITS)
S.F. PUBLIC TOILET AND ADVERTISING/PUBLIC SERVICE KIOSK PROGRAM.
APPEAL OF PRELIMINARY NEGATIVE DECLARATION. Installation of freestanding public toilets and general advertising/public service kiosks on sidewalks and public spaces citywide, concentrated in the downtown area. Initial contingent of about 27 toilets and 120 kiosks, with possible future installments up to a total of about 50 toilets and 225 kiosks.

(Proposed for Continuance to November 18, 1993)

DECEMBER 2, 1993

3. 93.532D (GREEN/PASSMORE)
2185-93 MARKET STREET, south side at the intersection of 15th, Sanchez and Market Streets; Lots 37, 38 and 39 in Assessor's Block 3558 - Request for Discretionary Review of Building Permit Application No. 9222330S for construction of a four-story (over basement) mixed use building in the Upper Market Neighborhood Commercial District. The building contains approximately 11,600 square feet of commercial floor area on two floors, a total of nine dwelling units and 19 independently accessible off-street parking spaces and two tandem spaces in the basement.

(Proposed for continuance to November 18, 1993)

B. PUBLIC COMMENT

1. BERNARD CHODEN
M: CIVIL CENTER
MASTER PLAN
& CENTRAL
FREEWAY
At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.
2. MARGARET SIGER
M: PROTECTS
IN THE
SUNSET

C. COMMISSIONERS' QUESTIONS AND MATTERS

- UNOBSKEY: - SPUR MEET 11-9-93 AT 12:30P. M: TREASURE ISLANDS
- BACAL SHOP IN WEST PORTAL
- WANTS NC GUIDELINES BEFORE CPC BEFORE END OF YEAR
LEVINE: - DEPT. TO FOLLOW UP WITH B. CHODEN
- PETER FRY PRESENTATION ON PORTLAND'S INDUSTRIAL PRESERVATION ZONE
FUNG: - CPC SHOULD HOLD TO 10PM DEADLINE FOR HEARING CASES
- HAVE A SPECIAL DR HEARING ON 11-25-93
LOWENBERG: - CPC SPONSORED HOLIDAY PARTY FOR DEPT. STAFF

- D. TIER III CASES: Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

ITEMS

-6 & 8-12,

OPPOSITION,

APPROVED

AS

PROPOSED

(+7-0)

LENDARED 7.

V ERROR.

IS IS A

ER II CASE

4. 77-79 SANCHEZ STREET, Informational presentation of Building Permit Application No. 9314051 for a vertical an a horizontal addition to an existing two-story two-family dwelling. The proposed construction includes an 11' extension toward the front property line and a single-story vertical addition. One additional dwelling unit is proposed for a total of three dwelling units. Two 8' garage doors are proposed.
5. 66 - 27TH AVENUE, Informational presentation of Building Permit Application No. 9315255 for an 18' deep two-story horizontal addition to the rear of an existing two-story single-family dwelling. The proposed construction includes an 8'-9" deep deck at the rear of the dwelling.
6. 564 JOOST AVENUE, Informational presentation of Building Permit Application No. 9305230, a proposal for a 31' deep two-story horizontal extension at the rear of an existing two-story single-family dwelling, leaving a rear yard of approximately 31'.
7. 2120 - 18TH AVENUE, Lot 15 in Assessor's Block 2200, RH-1 (Residential, House, One-Family) District. Informational presentation of Building Permit Application No. 9312678 proposing a one-story addition at the rear of the building, extending six feet beyond the existing rear wall, and leaving approximately 40 feet of rear yard depth.
8. 501-19TH AVENUE, westside between Anza and Balboa Streets, Lot 1 in Assessor's Block 1562, RM-1 (Residential Mixed, Low Density) District. Informational presentation of building permit application No. 9314141, a proposal to add a partial third floor to an existing two floor over garage building. The new building would exceed the average height of adjacent buildings by approximately 10'-0".
9. 230-28TH AVENUE, Assessor's Block 1387, Building Permit Application No. 9312987, proposing to replace existing rear deck requiring a one- fire wall along the south property line.
10. 248 LEE AVENUE, east side between Holloway and Ocean Avenues, Lot 25 in Assessor's Block 6945 -- Informational presentation of Building Permit Application No. 9315469 for a rear horizontal extension to an existing three-story single-family dwelling. The plans propose a 16 foot two-story addition plus a 12 foot one-story addition for a total additional building depth of 28 feet. The projects includes the addition of a second dwelling unit.
11. 50 CARR STREET, Informational presentation of Building Permit Application No. 9313246, a proposal for a horizontal and vertical extension at the rear of an existing single-story single-family dwelling. The project includes a 30 feet deep single-story rear addition plus a new second floor that is 48 feet deep, leaving a rear yard of approximately 23 feet.

12. 763 SPRUCE STREET, Informational presentation of Building Permit Application No. 9307246 for a vertical and a horizontal additional to an existing single-story over basement one-family dwelling. The proposed construction includes a two-story vertical addition plus a three-story over basement 18'-6" deep rear extension and a single-story 12" deep rear extension. Two additional dwelling units are proposed for a total of three dwelling units. Three independently accessible off-street parking spaces are proposed.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

- APPROVED WITH CONDITIONS AS MODIFIED - ADD 13A TO FINDINGS STATING THAT THIS CPC ACTION DOES NOT SET A PRECEDENT, BUT IS BASED ONLY ON MERIT OF THIS UNIQUE CASE. (+5-0)*
13. 93.372D (HERRERA)
2515 SACRAMENTO STREET, south side of Sacramento between Steiner and Filmore Streets, Lot 22 in Assessor's Block 635 -- Request for Discretionary Review of Building Permit application No. 9309578S to merge three housekeeping units with an existing dwelling unit resulting in a change from five to two legal dwelling units. (Continued from Regular Meeting of October 28, 1993)
- NOTE: ON OCTOBER 28, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE THIS PROJECT WITH CONDITIONS BY A VOTE 5-0. COMMISSIONERS BOLDRIDGE AND MARTIN WERE ABSENT.**
- EXCUSED: BOLDRIDGE & MARTIN
 MOTION #: 13598*

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

- APPROVED WITH CONDITIONS AS MODIFIED - ADD CONDITION THAT PROPERTY MUST BE KEPT IN GOOD REPAIR (+6-0)*
14. 93.474C (SCOTT)
56-60 MOSS STREET, south side between Folsom and Howard Streets, Lot 52 in Assessor's Block 3721 - Request for Conditional Use Authorization to allow residential demolition of a vacant earthquake damaged three unit building in an RE (Residential Enclave) District.
- ABSENT: MARTIN; MOTION #: 13599*
- G. DIRECTOR'S REPORT

- PRESENTATION COMPLETE. NO ACTION REQUIRED*
15. 6 YEAR CAPITAL IMPROVEMENT REPORT, Informational presentation on Six Year Capital Management Plan (Capital Improvement Plan) for FY 1993/94. This Program is required to be reviewed by the Department and found consistent with the Master Plan. (SCOTT) 2:50p.m.
- RECESS FOR 3:25 - 3:40*

- PUBLIC HEARING CLOSED. CONTINUED TO 12-2-93 (+5-0)*
16. HAYES VALLEY DEVELOPMENT GUIDELINES, Informational presentation and request for Commission endorsement of a set of neighborhood-based development (MONTANA/ALBERT) 3:40p.m.
- ABSENT: BOLDRIDGE & PROWLER*

guidelines for vacant lots and parking lots within the Hayes Valley neighborhood to encourage in-fill housing development above shops and/or parking space and which feature a pedestrian walkway along the parcels vacated by the Central Freeway. No zoning changes are proposed. This proactive planning effort is intended to reduce risks and lower costs to developers while producing compatible developments which enhance the character of the Hayes Valley neighborhood. (Continued from Regular Meeting of October 28, 1993)

WITHOUT HEARING
CONTINUED 17.
12-2-93
5-0) ABSENT: BOLDRIDGE & PROWLER

(SR. STAFF) 4:56p.

QUARTERLY REPORT FOR PERIOD JULY 1 - SEPTEMBER 30, 1993.

(Continued from Regular Meeting of October 28, 1993)

ON ACTION
MATTER

18. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS (PASSMORE)

DPA: NO MEETING

BOS: - MARKET HTS. / FARMERS MARKET
- SIGN VARIANCES

4:00 P.M.

H. REGULAR CALENDAR

12-2-93
WITHOUT HEARING
(+5-0)
PRESENT: BOLDRIDGE & PROWLER

19. PERSONAL SERVICES CONTRACT, Selection of outside market research specialist to assist transportation staff with development of TDM (Transportation demand management) grant program.

(POLLEY) 5:00p.

20. 93.149D
ING DISCRETIONARY
MATTERS, APPROVED
AS FOLLOWS:
ADOPT PROPOSAL
SUBMITTED TO
SEPT 9-27-93 &
TRANSMITTED TO
OPE 10-10-93
INCLUDING NOTICE
OF SPECIAL
RESTRICTIONS
PROHIBITING BUILDING
IN FRONT SETBACK.
(+5-0) ABSENT: BOLDRIDGE & PROWLER

20. 93.149D
434 - 36th AVENUE, east side between Clement Street and Geary Boulevard, Lot 41 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9301101 for the construction of a three story rear yard addition to a single family house in an RH-1 (House, One-Family) district

(BERKOWITZ) 5:05p.

NOTE: ON MAY 20, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THIS MATTER TO JUNE 10, 1993 BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, FUNG, AND PROWLER WERE ABSENT.

(Continued from Regular Meeting of October 21, 1993)

RECESS FROM
5:05p TO 5:57p

21. 93.548D
ING DISCRETIONARY
MATTERS, APPROVED
AS FOLLOWS:
SUBMITTED
(+5-0)
PRESENT: BOLDRIDGE & PROWLER

21. 93.548D
328 BOCANA BHSUD, west side between Cortland Avenue and Holly Park Circle, Lot 6 in Assessor's Block 5676 - Request for Discretionary Review of Building Permit Application No. 9310408 to construct a two-story addition and one-story deck and stairs at the rear of an existing three-story single family dwelling. The property is within an RH-2 (House, Two-Family) District, and within the Bernal Heights Special Use District.

(PASSMORE) 5:57p.

22. 93.454D
11-18-93
WITHOUT HEARING
(+5-0)
PRESENT: BOLDRIDGE & PROWLER

22. 93.454D
1946 - 44TH AVENUE, east side between Ortega and Pacheco Streets, Lot 39 in Assessor's Block 2091 - Request for Discretionary Review of Building Permit Application No. 9303125 to construct a vertical and horizontal addition to an existing 2-story single family dwelling within an RH-1 (House, One-Family) District. The proposal is to construct one additional story set back 9 feet from the existing front building wall, and to extend the building 12 feet to the rear on all stories.

(PASSMORE) 5:00p.

(Continued from Regular Meeting of October 28, 1993)

USING DISCRETIONARY 23. 93.456D (PASSMORE) 6:07p
POWERS DISAPPEARED 2915 OCTAVIA STREET, west side of Octavia Street between Filbert and
PERMIT AS SUBMITTED Greenwich Streets, Lot 7 in Assessor's Block 519 - Request for Discretionary
(TS-O) Review of Building Permit Application No. 9311799, which proposes a change in the
ABSENT: BALDRIDGE horizontal and vertical addition to an existing two-family dwelling within an RH-2
PROWLER (House, Two-Family) District.
(Continued from Regular Meeting of October 28, 1993)

Adjournment — 6:36p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 110493

NOTICE

San Francisco Planning Commission Advisory Committee on Hazardous Waste Facility Expansion on Tunnel Avenue.

Wednesday, November 3, 1993, 7:00 P.M., Fire Station, 3445 Bayshore Boulevard (et. Valley Prince) Brisbane.

**SAN FRANCISCO CITY PLANNING COMMISSION
ACCESSIBLE MEETING POLICY**

1. Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving the City Hall location are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines serving this location are the J, K, L, M and N which stop at Van Ness Avenue and Market Street, and Civic Center Station. For more information about MUNI accessible services call (415) 923-6142.
2. American sign language interpreters and/or a sound enhancement system will be available upon request at hearings. Please contact Milton Edelin at (415) 558-6410, at least 72 hours prior to hearing. Late requests will be honored if possible.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accomodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accomodate these individuals.
4. Accessible curb side parking has been designated on the McAllister Street and Van Ness Avenue perimeters of City Hall for mobility impaired individuals. There is also accessible parking in the Civic Center Garage under the Civic Center Plaza across Polk Street from City Hall and in the parking lot at Polk and McAllister Streets.
5. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



DOCUMENTS DEPT.
FEB 14 1994
SAN FRANCISCO
PUBLIC LIBRARY

11
MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 16, 1993
ROOM 282, CITY HALL
1:30 P.M.

ADOPTED AT THE REGULAR MEETING OF THE CITY PLANNING ON JANUARY 27, 1994
VOTE: +7 -0

PRESENT: Commissioners Fung, Boldridge, Levine, Martin, Prowler, Unobskey.
ABSENT: Commissioner Lowenberg

The meeting was called to order by President Unobskey at 1:38 p.m.

STAFF IN ATTENDANCE: Lucian Blazej, Director of Planning, Robert Passmore - Zoning Administrator, Mark Paez, Jim Nixon, Bill Wycko, Alec Bash, Milton Edelin, Susana Montana, Alison Kendall, Jim Miller, Berry Pearl, John Billovits, Gerald Green, Roger Herrera, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 92.711C (NISHIMURA)
3632-36 SACRAMENTO STREET, north side between Locust and Spruce Streets, Lot 9 in Assessor's Block 1011, Sacramento Street Neighborhood Commercial District. Request for authorization of conditional use to legalize the expansion of a Full Service Restaurant (defined in Planning Code Section 790.92) into the basement and rear residential cottage, and the addition of rear outdoor dining area pursuant to Planning Code Sections 724.24, 724.42, 178(c) and 303.
(Proposed for Continuance to January 20, 1994).

ACTION: Approve
VOTE: +6 -0

2. 93.427D (PASSMORE)
222 EL CAMINO DEL MAR, north side of El Camino Del Mar between 25th and 26th Avenues, Lot 6 in Assessor's Block 1304 - Request for Discretionary Review of Building Permit Application No. 9309632 for a vertical and horizontal expansion of an existing single-family dwelling within an RH-1 (House, One-Family) District.
(Proposed for Continuance to February 3, 1994).

ACTION: Approve
VOTE: +6 -0

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

SPEAKERS: NONE

C. COMMISSIONERS' QUESTIONS AND MATTERS

Avery: CPC Files
Levine: Letter from Hilda Bernstein, re: Mission Police Station
Prowler: Letter from BPA, re: Residential Property

D. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

3. 93.352Z (PAEZ)
951 KEY AVENUE, south side near the intersection of Key Avenue and Jennings Street, Lot 23 in Assessor's Block 4996 - Request for reclassification of an RH-1 (House, One-Family) District to RH-2 (House, Two-Family) District, with a 40-X height and bulk designation.

SPEAKERS: None
ACTION: Without hearing, continued to 1/27/94
VOTE: +6 -0

4. 93.493C (NIXON)
2245 GENEVA AVENUE, northwest corner of Geneva and Pasadena Avenues, lot 8H in Assessor's Block 6322 - Request for authorization of conditional Use to allow construction of a second floor addition to be occupied by an activity defined by Section 790.50 of the Planning Code as other institution, large and also resulting in a non-residential occupancy exceeding 3,000 square feet in area (Pursuant to

Section 710.81 of the Planning Code) in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X height and bulk district.

(Continued from Regular Meeting of December 2, 1993).

SPEAKERS: Spencer Thomas, Martin Enwright, Arthur Hues, Pastor Bell,
Vera Portas, Amelia Enwright

ACTION: Approved with conditions as modified: ...Design review by staff as outlined by the Zoning Administrator

VOTE: +6 -0

MOTION NO.: 13614

5. 93.588C (NIXON)
1030 KEARNY STREET, east side between Broadway and Pacific Avenues at the northeast corner of Nottingham Place, Lot 19 in Assessor's Block 163 - Request for authorization of conditional use to allow the creation of a dwelling unit without one required off street parking space pursuant to Planning Code Section 161(j) for a property located within the Broadway Neighborhood Commercial District and a 65-A-1 Height and Bulk District.

NOTE: Taken out of order and heard prior to #3.

SPEAKERS: None

ACTION: Approved as drafted

VOTE: +6 -0

MOTION No.: 13613

E. DIRECTOR'S REPORT

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS - NONE

* Unscheduled Matters: - Consolidate Redevelopment Areas
- Warriors Stadium in China Basin.

7. TRANSIT TERMINAL STUDY, Informational briefing on Transit Terminal Study prepared by the Department. (WYCKO)

SPEAKERS: James Douglas, AC Transit; Jim West, South of Market Neighborhood Ass'n.; H.E. Christian Peoples, Save Our Buses; Mat Williams

ACTION: INFORMATIONAL BRIEFING. NO ACTION REQUIRED

NOTE: Items 8 & 9 were taken out of order and called and heard after Item 20

8. (BLAZEJ/BASH)
Proposal to charge time and materials fees for certain information and analysis requests requiring 15 minutes or more in staff time

ACTION: NO ACTION TAKEN

(SR. STAFF)

9. FY 94-95 DEPARTMENT WORK PROGRAM AND BUDGET**ACTION: NO ACTION REQUIRED****THE COMMISSION REESSED FROM 4:03 P.M. TO 4:20 P.M.**F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

10. 93.155D (MONTANA)
DEHARO/RHODE ISLAND LIVE/WORK. REQUEST FOR DISCRETIONARY REVIEW. Discretionary Review of Site Permit Application No.9310051S to construct up to 14 artist live/work units at 370 Deharo Street in the Showplace Square industrial district. Case Number 93.155E proposed to construct four 40 foot tall buildings each containing 3 or 4 condominium live/work units whose occupancy is limited to persons engaging in arts activities, as defined by Section 102.2 of the Planning Code, as the primary work activity within the unit. The proposed site is adjacent to an existing nightclub which may present land use conflicts to persons sleeping in the live/work units.
(Continued from Regular Meeting of December 9, 1993)
NOTE: ON SEPTEMBER 23, 1993, AFTER RECEIVING PUBLIC TESTIMONY THE COMMISSION CLOSED THE PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS PENDING REVIEW OF DESIGN, SIZE/BULK, SOUND PROOFING PARKING, CITY ATTORNEY WRITTEN OPINION ON LEGALITY AND ENFORCEABILITY OF N.S.R.s' BY A VOTE OF 4-3. COMMISSIONERS BOLDRIDGE, LOWENBERG AND MARTIN VOTED NO.
NOTE: ON DECEMBER 9, 1993, AFTER RECEIVING TESTIMONY THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS AS MODIFIED BY A VOTE OF 4-2. COMMISSIONERS BOLDRIDGE AND LOWENBERG VOTED NO. COMMISSIONER MARTIN WAS ABSENT.

SPEAKERS: Evan Gossage**ACTION:** Continued to 1/20/94**VOTE:** +6 -0G. REGULAR CALENDAR

- (KENDALL)
11. PUBLIC HEARING AND COMMISSION COMMENTS ON PRESIDIO GMPA & EIS. Second public hearing and Commissioner's comments on National Park Services Presidio Draft General Management Plan Amendment (GMPA) and Environmental Impact Statement (EIS). Hearing will include commissioner's review of draft comments from City department staff. Final Commission review of the City's formal comment letter will occur on December 16.
(Continued from Regular Meeting of December 9, 1993).

SPEAKERS: Don Newbaker, Presidio Planning Team Captain, Virginia Conway, Mary Murphy, NAPP, John Bardis**ACTION:** Meeting Held. No Action Required

12. 93.335EZ (MILLER)
3425-55 GEARY BOULEVARD AND 33 BEAUMONT STREET, south side of Geary Boulevard between Stanyan and Beaumont Streets and the west side of Beaumont Street between Geary Boulevard and Anza Street, Lots 3, 34 and 35 in Assessor's Block 1085 - Request for RECLASSIFICATION OF PROPERTY from an NC-3 (Moderate-Scale Neighborhood Commercial) District to an RH-2 (House, Two-Family) District of a portion of Lot 35 and from an RH-2 District to an NC-3 District of a portion of Lot 3, also within a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 9, 1993)

SPEAKERS: None

ACTION: Approved as drafted

VOTE: +6 -0

MOTION NO.: 13615

13. 93.582C (NIXON)
2404 19TH AVENUE, east side between Taraval and Ulloa Streets; Lot 28A in Assessor's Block 2407 - Request for authorization of conditional use to establish a Full-Service Restaurant as defined in Planning Code Section 790.92 within an NC-2 (Small-Scale Neighborhood Commercial) District and also within the Taraval Street Restaurant and Fast-Food Sub-district and a 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Approved as drafted

VOTE: +6 -0

MOTION NO.: 13616

- 14a. 93.101ECV (PEARL)
88-90 TWENTY-NINTH STREET AND 695 SAN JOSE AVENUE, northeast corner; Lots 19, 20 and 21 in Assessor's Block 6597: -- Request for authorization of Conditional Use for reduction of the off-street parking requirement to construct three, three-story mixed use buildings (ground story retail and residential use on the second and third stories) containing a total of 10 dwelling units while providing only five standard-size, independently-accessible off-street parking spaces when a total of 10 spaces would be required, in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

The project also includes a request for Zoning Administrator Determination for Gasoline Service Station Conversion to demolish an existing automobile repair shop (former gasoline station).

SPEAKERS:

(Pro) Luba Travanoski, project sponsor; James Keith; Berry Currin;
Zera _____, Real Estate Broker in area; Henry Bogga; Paul Bobgovith;
Betty Best, Mrs. Travanoski

(neutral): Charles Bolton, Co Chair of Bernal Block Club

ACTION: Intent to approve with conditions. Public Hearing Closed. Continued to 1/27/94.

VOTE: +5 -0

Additional absence: Commissioner Martin

- 14b. 93.101ECV (PEARL)
88-90 TWENTY-NINTH STREET AND 695 SAN JOSE AVENUE, northeast corner;
Lots 19, 20 and 21 in Assessor's Block 6597 in an NC-3 (Moderate-Scale
Neighborhood Commercial) District and a 40-X Height and Bulk District.

ZONING ADMINISTRATOR CONVERSION DETERMINATION FOR GASOLINE SERVICE STATION: The proposal is to allow the conversion of the property containing a former gasoline service station to other uses.

Section 228.4 of the Planning Code establishes criteria for the Zoning Administrator Conversion Determination. The Zoning Administrator shall approve the application and authorize the gasoline service station conversion if the Zoning Administrator determines from the facts presented that the owner of the subject property is not earning a fair return on investment. There shall be a rebuttable presumption that the property owner is earning a fair return on investment if the property owner has earned at least a nine percent return on the property owner's total investment in the property for the last 24 month period immediately preceding the filing of the application.

SPEAKERS: Luba Travanoski, project sponsor; James Keith; Berry Currin;
Zera _____, Real Estate Broker in area; Henry Bogga; Paul Bobgovith;
Betty Best, Mrs. Travanoski

(neutral): Charles Bolton, Co Chair of Bernal Block Club

ACTION: Zoning Administrator closed public hearing and has taken the matter under advisement

THE COMMISSION RECESSED FROM 6:00 P.M. TO 6:20 P.M

15. 93.504E (BILLOVITS)
S.F. PUBLIC TOILET AND ADVERTISING/PUBLIC SERVICE KIOSK PROGRAM,
APPEAL OF PRELIMINARY NEGATIVE DECLARATION, Installation of freestanding
public toilets and general advertising/public service kiosks on sidewalks and public
spaces citywide, concentrated in the downtown area. Initial contingent of about 27
toilets and 120 kiosks, with possible future installments up to a total of about 50
toilets and 225 kiosks.

(Continued from Regular Meeting of December 2, 1993)

SPEAKERS:

(Pro) Vit Troyan, Department of Public Works; Richard Skaff; August Longo;
Richard Winnie, rep. of appellant; Kimberly Smith; Bob Freze,
Ed DeBerri; Susanne Davis, rep. of proj. sponsor, Harry O'Brien, rep.
J.C. Decauz, Project Sponsor; Michael Lavent
(Con) Roger Mayer; John Barbey; Tara Hauseman

ACTION: Approved as modified: ...

VOTE: +5 -0

MOTION No.: 13617

Additional absence: Commissioner Martin

NOTE: Items 16a & 16b were called and heard together

16a. 93.504T

(GREEN)

S.F. PUBLIC TOILET AND ADVERTISING/PUBLIC SERVICE KIOSK PROGRAM, CODE AMENDMENT, Request for Amendment of City Planning Code by amending Sections 603, 605 and 608 to permit General Advertising on Public Service Kiosks associated with Public Toilets. The affect of the amendment if adopted would be the installation of at least 120 freestanding kiosks containing three illuminated advertising panels each not exceeding 52 square feet in area on public sidewalks at various locations throughout the City. Approximately 65 of the kiosks would also contain newsstands and replace existing sidewalk operations.
(Continued from Regular Meeting of December 2, 1993)

SPEAKERS: Vit Troyan, DPW; Harry O'Brien

ACTION: After hearing, continued to 1/13/94

VOTE: +5 -0

Additional absence: Commissioner Martin

16b. 93.504R

(GREEN)

S.F. PUBLIC TOILET AND ADVERTISING/MASTER PLAN CONSISTENCY DETERMINATION, Request for consideration of Master Plan conformity of the San Francisco Public Toilet Program. The program calls for the installment of approximately 27 freestanding public toilets and approximately 120 freestanding advertising/public service kiosks at various locations on sidewalks and other public properties throughout the City. A private contractor would provide and maintain the toilet facilities in exchange for Kiosks advertising revenues.

The public toilets would be self-cleaning, handicapped accessible, and connected directly to city sewer, water and electrical lines. They would be about 10 feet in height, and 12 feet by 7 feet in floor area. The advertising/public service kiosks would be cylindrical in shape, about 14 to 17 feet in height (depending on roof design) and about 5 feet in diameter. Approximately 65 of the kiosks would contain newsstands and replace existing sidewalk newsstands.
(Continued from Regular Meeting of December 2, 1993)

SPEAKERS: Vit Troyan, DPW; Harry O'Brien

ACTION: After hearing, continued to 1/13/94

VOTE: +5 -0

Additional absence: Commissioner Martin

17. 93.482D

(HERRERA)

727 ASHBURY STREET, west side between Waller and Frederick Street, Lot 6 in Assessor's Block 1254 - Building Permit Application No. 93102675 to merge two existing dwelling units in an RH-3 (House, Three Family) District.

SPEAKERS: None

ACTION: Without hearing, continued to 1/6/94

VOTE: +4 -0

Additional absence: Commissioners Martin and Prowler

18. 93.517D (PASSMORE)
338 BRAZIL, south west side of Brazil Avenue between Madrid Street and Lisbon Street, Lot 54 in Assessor's block 6080 - Request for Discretionary Review of Building Permit Application No. 9309992 for the demolition of the existing single-family dwelling and the construction of a new three-story two-unit residential building in an RM-1 (Residential Mixed, Low Density) District.
(Continued from Regular Meeting of December 2, 1993)

SPEAKERS: None

ACTION: Without hearing, continued to 1/13/94

VOTE: +4 -0

Additional absence: Commissioners Martin and Prowler

19. 93.404D (PASSMORE)
51 EAGLE STREET, Building Permit Application No. 9307476, Lot 15 in Assessor's Block No. 2713, proposing to extend the front of the building 9'-6" toward Eagle Street at all 3 floors.

SPEAKERS: None

ACTION: Without hearing, continued to 1/6/94

VOTE: +4 -0

Additional absence: Commissioners Martin and Prowler

20. 93.515D (PASSMORE)
344 PACHECO, Building Permit Application No. 9311002, Lot 38 in Assessor's Block No. 2840, proposing construction of a three-story horizontal extension at the rear of an existing three story, single family dwelling in an RH-1 (Residential, Detached House, One-Family) District.

SPEAKERS: None

ACTION: Without hearing, continued to 1/6/94

VOTE: +4 -0

Additional absence: Commissioners Martin and Prowler

Adjourned: 10:30 p.m

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.





